



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

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

**Tuesday, September 23, 2025
7:00 PM**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Council Member(s)
5. Approval of Minutes
 - a. September 9, 2025, City Council work session minutes
 - b. September 9, 2025, City Council regular meeting minutes
6. Public Comment
7. Announcements
8. Unfinished Business:
 - a. Bill 6291 – Final Reading: Amending the Maplewood Code of Ordinances, Chapter 56 — Zoning, Section 56-3 — Definitions, Section 56-72 — Permitted Uses (SR District), Section 56-106 — Permitted Uses (LR District), Section 56-131 — Permitted Uses (MR District), and Section 56-880 — Group Living Facilities, to redefine group homes and allow group homes as permitted uses in residential districts
 - b. Bill 6292 – Final Reading: Establishing tax rates for the City of Maplewood and the Maplewood Special Business District for 2025
 - c. Bill 6293 – Final Reading: Amending the Maplewood Code of Ordinances, Chapter 30 — Human Relations, Section 30-19 — Definitions, to revise the definition of “Source of Income” to comply with state law
 - d. Bill 6294 – Final Reading: Amending the Maplewood Code of Ordinances, Chapter 2 — Administration, Article VII — Boards, Commissions and Authorities, Division 1 — Generally, to amend Section 2-361 — Boards and Commissions and add Section 2-362 — Rules of Procedure

- e. Bill 6295 – Final Reading: Amending the Maplewood Code of Ordinances, Chapter 2 — Administration, Article VII — Boards, Commissions and Authorities, to add Division 5 — Police Advisory Board

9. New Business

- a. Resolution 25-42: Accepting the bid from Reinhold Electric in the amount of thirteen thousand four hundred fifty-seven dollars (\$13,457.00) for boring and repairing damaged electrical lines to the antique lighting on the 7400 block of Manchester Road
- b. Resolution 25-43: Authorizing the purchase of security camera systems from GOINET, Inc. in the amount of forty-nine thousand four hundred seventy-nine dollars (\$49,479) for facility security improvements and public safety enhancement
- c. Bill 6296 – First and Second Reading: Amending the Maplewood Code of Ordinances, Chapter 2 — Administration, Article II — Mayor and Council, Division 2 — Code of Ethics, Sections 2-44 through 2-49, and Article VII — Boards, Commissions and Authorities, Division 4 — Code of Ethics, Sections 2-500 and 2-501, to update ethics codes for City Council members and board and commission members

10. 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

11. Public Comment

12. 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)]

13. 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

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Virtual Access

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

Posted on September 19, 2025, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDING

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

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

Tuesday, September 9, 2025

1. **Call to Order:** The meeting was called to order at 6:00 PM, with Mayor Greenberg presiding.
2. **Roll Call:** The following members were present:
 - Council Member Garcia
 - Mayor Greenberg
 - Council Member Homa
 - Council Member Mattox
 - Council Member Page
 - Council Member Wiley

Not present:

- Council Member Faulkingham

A quorum was present

The following individuals were also present:

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

3. **Discussion about amending the City Council Code of Ethics and the Board and Commission Code of Ethics.**

City Attorney Hetlage and City Manager Withycombe presented proposed updates to the Code of Ethics for City Council members and members of Boards and Commissions. The revisions aim to provide clearer language regarding ethical duties and the process for handling complaints. Under the proposed process, the City Attorney conducts an initial investigation. Following that review, the Council may decide whether a formal investigation is warranted, or whether the matter should be referred to the Missouri Ethics Committee or the Police Department. If no dispute of facts exists and the issue is minor in nature, the matter may be resolved without a full investigation, with possible disciplinary action as appropriate.

4. Continued Discussion about Neighborhood Investments in City-Owned Properties in Ward 2

Council revisited discussion from the prior meeting regarding community feedback and city actions at the Yale bus shelter/green space area. Small steps taken included removal of the bus bench and electricity, which has reduced congregating and calls for service. Chief Nighbor reported that the primary concern is drug activity and public drinking, with documented arrests for fentanyl, heroin, and methamphetamine. While two unhoused individuals also use the space, they are not the primary issue; the city has attempted to connect them to services, but they have declined assistance.

The drinking activity has shifted to other areas, such as the city-owned Bellevue parking lot, while Sutton Loop Park presents different issues (mental health struggles, unhoused individuals, but not drug activity). Discussion included whether the bus shelter should be considered a park, introducing a “no camping on city property” rule, and ensuring resources are available through community officers and partners with BJC Behavioral Health.

Ward 2 representatives noted residents want the area to be a safe, usable space, and that concerns mirror those raised at recent Ward 2 meetings. Safety remains the top priority, given past violent incidents in the area. Removal of the bench and electricity is considered a temporary measure until conditions improve, with the goal of restoring them for proper public use. The new Police Community Engagement Center in the Broadmoor building will open soon to further support community-police relations.

5. Adjournment:

Motioned to Adjourn: Council Member Homa

Seconded by: Council Member Garcia

Outcome: The Council unanimously agreed to adjourn at 6:34 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council Work Session held on **September 9, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date of Approval: September 23, 2025



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, September 9, 2025
7:00 PM**

1. Call to Order: The meeting was called to order at 7:00 PM, with Mayor Greenberg presiding.

2. Pledge of Allegiance: The Pledge of Allegiance was recited.

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

- Council Member 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 Faulkingham

Motioned by: Council Member Homa

Seconded by: Council Member Garcia

Outcome: Council Member Faulkingham was excused

5. Approval of minutes:

- a. **August 12, 2025, City Council Work Session Minutes**
- b. **August 12, 2025, City Council regular meeting minutes**
- c. **August 12, 2025, City Council closed session minutes**

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Outcome: Approved unanimously by voice vote.

6. Public Hearing:

- a. **Establishing the tax rates for the City of Maplewood and the Maplewood Special Business District for 2025.**

No public comments were given

7. Public Comment:

- Charles Callaway, representing Ward 1 residents on Laclede Station Road, presented a petition requesting the installation of speed bumps and a reduced speed limit. Residents report that drivers, including 18-wheelers, use the road as a cut-through to avoid Hanley and Big Bend, and that stop sign violations occur at Rannells and Laclede Station, creating safety concerns.

8. Announcements:

Council Member Garcia announced the following upcoming community events:

- **September 13:** “Together for Asador del Sur” fundraiser organized by area businesses in response to the recent restaurant fire. A full list of participating businesses is available through the Mid-County Chamber of Commerce
- **September 20:** Ward 2 meeting at Yale Green Space, 10:00 a.m.
- **Throughout September:** Friendly competition among the Fire, Police, and Public Works Departments to collect food donations for the Weekend on Wheels program benefiting MRH schools

9. Presentation:

- Heidi Schoen provided an update on the Sustainability Commission’s responsibilities, recent accomplishments, and long-term goals

10. Unfinished Business:

- a. **Bill 6285: Adopting the records retention schedules published by the Missouri Secretary of State and authorizing the destruction of City records in accordance therewith** was given its final reading

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6285 was approved as Ordinance 6079

- b. **Bill 6286: Amending the Maplewood Code of Ordinances, Chapter 30 Human Relations, Section 30-19 — Definitions, to update terminology and add new definitions; Section 38-8 — Unlawful Acts Prohibited, to expand protected categories; and adding new Sections 30-30 — Employment Discrimination Prohibited and 30-31 — Discrimination by Contractors with the City** was given its final reading

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

- Council Member Garcia-Yes
- Mayor Greenberg-Yes
- Council Member Homa-Yes
- Council Member Mattox-Yes

- Council Member Page-Yes
- Council Member Wiley-Yes

Outcome: Bill 6286 is approved as Ordinance 6080

- c. **Bill 6287: Authorizing an Intergovernmental Agreement with the Center for Advanced Skills Training in Law Enforcement to provide law enforcement training services** was given its final reading.

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6287 was approved as Ordinance 6081

- d. **Bill 6288: Amending the Maplewood Code of Ordinances, Chapter 50 Traffic and Motor Vehicles, by adding new Section 50-97 — Golf Carts and Low-Speed Vehicles,** was given its final reading

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

- Council Member Garcia-Yes
- Mayor Greenberg-Yes
- Council Member Homa-No
- Council Member Mattox-Yes
- Council Member Page-Yes
- Council Member Wiley-Yes

Outcome: Bill 6288 was approved as Ordinance 6082

- e. **Bill 6289: Amending the Maplewood Code of Ordinances, Chapter 50 —Traffic and Motor Vehicles, Section 50-119 — Streets closed to commercial vehicles, to add Roseland Terrace and Laclede Station Road,** was given its final reading

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6289 is approved as Ordinance 6083

- f. **Bill 6290: Amending the Maplewood Code of Ordinances, Chapter 56 — Zoning, Section 56-204 — Permitted Uses (CB District) and Section 56-232 — Permitted Uses (AB District), to allow pop-up retail stores in the CB District and residential and office uses in the AB District** was given its final reading

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6290 was approved as Ordinance 6084

11. **New Business:**

- a. **Resolution 25-38 – Entering into a professional services agreement with Creative Entourage for the Comprehensive Branding Initiative in the amount of forty thousand dollars (\$40,000)**

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-38 was approved

- b. **Resolution 25-39 – Entering into a professional services agreement with We Are Novella, LLC for Bond Referendum Communications Consulting Services in the amount of twenty thousand dollars (\$20,000)**

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

- Council Member Garcia-Yes
- Mayor Greenberg-Yes
- Council Member Homa-Yes
- Council Member Mattox-Yes

- Council Member Page-Yes
- Council Member Wiley-Yes

Outcome: Resolution 25-39 was approved

c. Resolution 25-40 – Entering into a professional services agreement with TWM Consulting Engineering for ADA Transition Plan engineering services

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-40 was approved

d. Resolution 25-41 – Authorizing the purchase of computer equipment from goINET in the amount of thirty-two thousand four hundred twenty-seven dollars (\$32,427)

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-41 was approved

e. Bill 6291: Amending the Maplewood Code of Ordinances, Chapter 56 — Zoning, Section 56-3 — Definitions, Section 56-72 — Permitted Uses (SR District), Section 56-106 — Permitted Uses (LR District), Section 56-131 — Permitted Uses (MR District), and Section 56-880 — Group Living Facilities, to redefine group homes and allow group homes as permitted uses in residential districts received its first and second readings

First Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Outcome: The bill was unanimously approved by a voice vote of the council. The third

and final reading will take place at the next meeting.

f. Bill 6292 – First and Second Reading: Establishing tax rates for the City of Maplewood and the Maplewood Special Business District for 2025

First Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: Director of Finance, Alexis Miller, gave an overview of the tax distributions from St. Louis County

Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

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

g. Bill 6293 – First and Second Reading: Amending the Maplewood Code of Ordinances, Chapter 30 — Human Relations, Section 30-19 — Definitions, to revise the definition of “Source of Income” to comply with state law

First Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Discussion: None

Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

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

h. Bill 6294 – First and Second Reading: Amending the Maplewood Code of Ordinances, Chapter 2 — Administration, Article VII — Boards, Commissions and Authorities, Division 1 — Generally, to amend Section 2-361 — Boards and Commissions and add Section 2-362 — Rules of Procedure

First Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

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

i. Bill 6295 – First and Second Reading: Amending the Maplewood Code of Ordinances, Chapter 2 — Administration, Article VII — Boards, Commissions and Authorities, to add Division 5 — Police Advisory Board

First Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Homa

Seconded by: Council Member Garcia

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

12. Council and Staff Reports:

Mayor’s Report: Mayor Greenberg, along with Mary Killian, is meeting with the Catholic Archdiocese to discuss using the Immaculate Conception education building as a senior services center.

Ward Reports:

- **Ward 1:** Council Member Wiley provided the following reports:
 - Ward 1 Meeting on September 6th was well attended, and participants provided valuable feedback.
 - Another trans rights rally is scheduled for Monday, September 15 at 4:45 p.m. at Big Bend and Manchester. Community support is encouraged.
- **Ward 2:** Council Member Mattox announced the Ward 2 Meeting on Saturday, September 20th at 10:00 am, at Yale Green Space. Attendees from any ward are encouraged to attend.
- **Ward 3:** Council Member Homa announced the Ward 3 meeting on Saturday, October 4th at Greenwood Park.

City Attorney’s Report: No report

City Manager’s Report: City Manager Withycombe provided the following updates:

- The Police Department has earned CALEA Accreditation for the 4th time.
- Several Fire Department personnel will receive awards next month from the Greater St. Louis Area Fire Chiefs Association in recognition of their heroism.
- Updates were shared regarding Asador del Sur’s fire
- Filing for April 7, 2026, Municipal Elections for seats in Wards 1, 2, and 3 will be open October 7-28, earlier than the County’s timeline.
- The Human Services Commission submitted a proposal for a community-wide survey to understand access to city services, information, and community resources.

13. Public Comment: None

14. Motion to Hold a Closed Session Pursuant to RSMo § 610.021 to Discuss:
No Closed Session Meeting Needed

15. Adjournment:

Motion to Adjourn: Council Member Homa

Seconded by: Council Member Garcia

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at 7:45 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **September 9, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: September 23, 2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 56 — ZONING, SECTION 56-3 — DEFINITIONS, SECTION 56-72 — PERMITTED USES (SR DISTRICT), SECTION 56-106 — PERMITTED USES (LR DISTRICT), SECTION 56-131 — PERMITTED USES (MR DISTRICT), AND SECTION 56-880 — GROUP LIVING FACILITIES, TO REDEFINE GROUP HOMES AND ALLOW GROUP HOMES AS PERMITTED USES IN RESIDENTIAL DISTRICTS

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of 5 ayes, 0 nays, at their July 7, 2025, meeting; and

WHEREAS, the City Council held a public hearing on August 12, 2025, regarding the proposed amendments; and

WHEREAS, the current conditional use requirements for group homes create regulatory barriers that may limit appropriate housing options for disabled persons; and

WHEREAS, these amendments will facilitate appropriate housing options for disabled persons while maintaining neighborhood compatibility.

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

Section I. Section 56-3 of the Maplewood Code of Ordinances is hereby amended as follows:

~~Group living facilities/group homes~~ **Group home** means ~~any combination of dwelling units for a number of unrelated persons associated with an educational religious, charitable for profit, not for profit or service institution or organization and which is intended for the purpose of rehabilitation (except drug and alcohol treatment facilities), geriatric care, convalescent home, nursing home or group therapy home.~~ **a dwelling unit in which multiple unrelated mentally and/or physically disabled persons reside and may include two additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically disabled persons residing in the home.**

Section II. Section 56-72 of the Maplewood Code of Ordinances is hereby amended as follows:

The following uses shall be permitted in any location within the SR district:

- (1) Detached single-family dwellings, if built and located in accordance with the provisions of this chapter.
- (2) Group homes.**
- ~~(23)~~ Home occupations as provided in article III, division 3 of this chapter.
- ~~(34)~~ Accessory uses as provided in article III, division 4 of this chapter.
- ~~(45)~~ Conditional uses. The following uses shall be allowed as conditional uses in accordance with the procedures provided in article IV, division 6 of this chapter:
 - a. Convents and rectories.
 - b. Utility substations.

- c. Day care centers.
- ~~d. Group living facilities/group homes.~~
- ed.** Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city Code.
- fe. Accessory dwelling unit.

Section III. Section 56-106 of the Maplewood Code of Ordinances is hereby amended as follows:

The following uses shall be permitted in any location within the LR district:

- (1) Detached single-family dwellings, if built and located in accordance with the use regulations provided in section 56-73.
- (2) Attached single-family dwellings, if built and located in accordance with the development standards for two-family houses, townhouses, or patio houses provided in this section.
- (3) Apartment dwellings by site plan review as provided in article IV, division 8 of this chapter, if built and located in accordance with the development standards for townhouse apartments or garden apartments provided in article II, division 4 of this chapter. All such apartment dwellings must conform with the use regulations for intensity, useable residential open space, and parking provided in article II, division 4 of this chapter.
- (4) Group homes**
- ~~(45)~~ Home occupations as provided in article III, division 3 of this chapter.
- ~~(56)~~ Accessory uses. As provided in article III, division 4 of this chapter.
- ~~(67)~~ Conditional uses. The following shall be allowed as conditional uses in accordance with the procedures provided in article IV, division 6 of this chapter:
 - a. Convents and rectories.
 - b. Utility substations.
 - c. Day care centers.
 - ~~d. Group living facilities/group homes.~~
 - ed.** Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city Code.

Section IV. Section 56-131 of the Maplewood Code of Ordinances is hereby amended as follows:

The following uses shall be permitted in any location within the MR district:

- (1) Apartment dwellings, if built and located in accordance with the development standards for townhouse apartments, garden apartments, or elevator apartments provided in section 56-133.
- (2) Attached single-family dwellings by site plan review as provided in article IV, division 8 of this chapter, and if built and located in accordance with development standards for townhouse or patio houses provided in article II, division 3 of this chapter.
- (3) Convent or rectories.
- (4) Group homes**
- ~~(45)~~ Home occupations as provided in article III, division 3 of this chapter.
- ~~(56)~~ Accessory uses, as provided in article III, division 4 of this chapter.
- ~~(67)~~ Conditional uses. The following uses shall be allowed as conditional uses in accordance with the procedures provided in article IV, division 6 of this chapter:
 - a. Detached single-family dwellings.

- b. Apartments for the elderly.
- c. Convalescent homes.
- d. Public or common parking garages or lots.
- e. Utility substations.
- f. Police or fire stations.
- g. Private schools, except private trade, technical or business schools, and university ~~facility~~ **facilities**.
- ~~h. Group living facility/group home.~~
- ih.** Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city Code.

Section V. Section 56-880 of the Maplewood Code of Ordinances is hereby repealed in its entirety.

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

Passed this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Amber Withycombe, City Manager
From: Brian Wallace, Assistant Finance Director
Date: September 19, 2025
Re: **Final 2025 Property Tax Rate Ordinance**

Council approval is requested for the final ordinance establishing property tax rates for the City of Maplewood and the Maplewood Special Business District for 2025. As discussed at the September 9 meeting, the State Auditor requires final tax rate calculations using Post Board of Equalization numbers and the New Construction Report from the St. Louis County Assessor, which were received on September 17.

Final 2025 Tax Rates

City of Maplewood Tax Rates:

- Residential: \$0.8150 per \$100 assessed valuation (increase of \$0.0020 from 2024)
- Commercial: \$1.4180 per \$100 assessed valuation (increase of \$0.0550 from 2024)
- Personal Property: \$1.6100 per \$100 assessed valuation (same rate as 2024)

Maplewood Special Business District Tax Rates:

- Residential: \$0.0500 per \$100 assessed valuation (decrease of \$0.0010 from 2024)
- Commercial: \$0.2190 per \$100 assessed valuation (decrease of \$0.0010 from 2024)

Changes from Preliminary Rates Presented September 9

The final rates differ from the preliminary rates presented at the last meeting due to updated Post Board of Equalization numbers from St. Louis County:

City of Maplewood changes:

- Residential: Increased from \$0.8130 to \$0.8150 (+\$0.0020)
- Commercial: Increased from \$1.3630 to \$1.4180 (+\$0.0550)
- Personal Property: No change (remained at \$1.6100)

Maplewood Special Business District changes:

- Residential: Decreased from \$0.0510 to \$0.0500 (-\$0.0010)
- Commercial: Increased from \$0.2090 to \$0.2190 (+\$0.0100)

The changes reflect adjustments made necessary by the final assessed valuation numbers following the Board of Equalization process. As 2025 is a reassessment year, these adjustments were anticipated due to Board of Equalization appeals affecting overall assessed valuations.

The Special Business District residential rate applies only to residential properties within the district used for commercial purposes, with no tax imposed on personal property within the district.

Per Missouri Statute 137.055, the required public hearing process was completed with proper notices and newspaper publication prior to the September 9, 2025, public hearing. The final ordinance must be transmitted to St. Louis County by October 1, 2025. Staff recommends approval of the attached ordinance containing the final rates calculated with official Post-Board of Equalization numbers from the St. Louis County Assessor's Office.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ESTABLISHING TAX RATES FOR THE CITY OF MAPLEWOOD AND THE MAPLEWOOD SPECIAL BUSINESS DISTRICT FOR 2025

WHEREAS, the City Council of the City of Maplewood is authorized under Missouri law to levy taxes on real and personal property within the city limits to fund municipal operations and services;

WHEREAS, the City Council has determined that tax revenues are necessary to fund essential city services including general government operations, public safety, solid waste collection, and debt service obligations for fiscal year 2025;

WHEREAS, the Maplewood Special Business District requires separate tax levy authority to fund district operations and improvements;

WHEREAS, a public hearing was conducted on September 9, 2025, providing opportunity for public comment on the proposed tax rates; and

WHEREAS, the City Council finds these tax rates necessary and appropriate to meet the city’s fiscal obligations and service commitments for 2025;

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

Section I. The 2025 tax levy for the City of Maplewood, Missouri, upon all taxable real, personal, and tangible property within the city limits as shown by the latest completed assessment for collection, shall be as follows per one hundred dollars (\$100.00) of assessed valuation:

<u>Rate per \$100 Assessed Value</u>	<u>Residential</u>	<u>Commercial</u>	<u>Personal Property</u>
General Fund	\$0.1070	\$0.4860	\$0.5670
Public Safety Pension Fund	\$0.2370	\$0.4010	\$0.4450
Solid Waste Fund	\$0.1910	\$0.2510	\$0.3180
Debt Service	\$0.2800	\$0.2800	\$0.2800
Total Tax Rate	\$0.8150	\$1.4180	\$1.6100

Section II. The 2025 tax levy for the Maplewood Special Business District upon all taxable real, personal, and tangible property within the district boundaries as shown by the latest completed assessment for collection, shall be as follows per one hundred dollars (\$100.00) of assessed valuation:

<u>Rate per \$100 Assessed Value</u>	<u>Residential</u>	<u>Commercial</u>	<u>Personal Property</u>
General Fund	\$0.0500	\$0.2190	\$0

Section III. The City Manager is hereby authorized to adjust the tax rates set forth herein downward if required by the state auditor or to comply with applicable state law.

Section IV. The City Clerk shall transmit a certified copy of this ordinance to the St. Louis County Collector of Revenue for collection of taxes upon all taxable property within the City of Maplewood and the Maplewood Special Business District.

Section V. This ordinance shall be in full force and effect from and after its passage and approval.

Passed this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 23rd day of September, 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 30 — HUMAN RELATIONS, SECTION 30-19 — DEFINITIONS, TO REVISE THE DEFINITION OF “SOURCE OF INCOME” TO COMPLY WITH STATE LAW

WHEREAS, the City of Maplewood is committed to maintaining fair housing practices while ensuring compliance with applicable state and federal law; and

WHEREAS, Missouri House Bill 595 prohibits municipalities from restricting landlords’ ability to refuse tenants based on federal, state, or local housing assistance programs; and

WHEREAS, the City Council finds it necessary to revise the definition of “source of income” in the City’s Code of Ordinances to ensure compliance with state law while maintaining protections for other lawful sources of income.

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

Section I. Section 30-19 of the Maplewood Code of Ordinances is hereby amended to revise the definition of “source of income” as follows:

Source of income ~~shall mean the point or form of the origination of legal gains of income accruing to a person in a stated period of time; from any occupation, profession or activity, from any contract, agreement or settlement, from Federal, State or local payments, including Section 8 or any other rent subsidy or rent assistance program, from court ordered payments or from payments received as gifts, bequests, annuities or life insurance policies~~ **means lawful income, including, without limitation, from any occupation, profession, or activity; from any contract, agreement, or settlement; from court-ordered payments; or from payments received as gifts, bequests, annuities or life insurance policies, but, as it applies to the rental of privately owned, single-family, or multiple-unit residential or commercial rental property, shall exclude excluding income from federal, state or local housing assistance payments, including Section 8 or any other rent subsidy or rent assistance program.**

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

Passed this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 23rd day of September, 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 2 — ADMINISTRATION, ARTICLE VII — BOARDS, COMMISSIONS AND AUTHORITIES, DIVISION 1 — GENERALLY, TO AMEND SECTION 2-361 — BOARDS AND COMMISSIONS AND ADD SECTION 2-362 — RULES OF PROCEDURE

WHEREAS, the City of Maplewood seeks to strengthen comprehensive governance standards for all city boards and commissions to ensure consistent operations and legal compliance; and

WHEREAS, Ordinance 5976 in 2022 transferred the Board of Trustees to the Policemen’s and Firemen’s Fund to the exclusive control of the board of the Missouri Local Government Employees Retirement System (LAGERS) and should be removed from the city code; and

WHEREAS, the Police Advisory Board should be added to the official listing of city boards and commissions; and

WHEREAS, establishing clear attendance requirements and procedural rules will improve board and commission effectiveness and accountability; and

WHEREAS, standardized rules of procedure will ensure transparency, proper record-keeping, and compliance with applicable laws across all boards and commissions.

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

Section I. Section 2-361 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-361. Boards and commissions.

- (a) *Creation.* The administrative service of the city shall include such ad hoc committees and standing committees, provided for in subsection (c) this section, and shall be appointed by the mayor and approved by the council.
- (b) *Membership.* The boards and commissions created herein shall be composed of the number of members, and for the terms of office designated in subsection (c) of this section to be appointed by the mayor and council.
- (c) *Names of boards; number of members.*

Name	Number of Members
Board of adjustment	5
Parks and recreation commission	9
Civil service commission	5
Plan and zoning commission	7
Board of trustees to the policemen’s and firemen’s fund	5
Housing board of appeals	5

Library board	5
Human services commission	9
Police advisory board	5

- (d) *Term of office.* All members shall serve for a term of office as set in the Charter and ordinances except those appointed to fill a vacancy occurring during the term of a member, and except that the terms of office of the original members of each board or commission shall, at the time of their appointment, be fixed by the mayor and council at such number of years as will provide for staggered terms for those thereafter appointed.
- (e) *Attendance requirements.* **The chairperson of each board or commission is authorized to excuse any member from attendance at a meeting, provided that the member requested to be excused before the meeting. Any member who is absent from 50 percent of the regular meetings held in a calendar year shall automatically forfeit the office. Any member with unexcused absences for three consecutive regular meetings shall automatically forfeit the office. It shall be the duty of the city clerk to maintain attendance records for all boards and commissions and notify the city council when any member’s attendance falls below the standards set forth in this section. Before removing any member for non-attendance, the city council shall provide the member with written notice of the proposed removal and an opportunity to be heard at a council meeting.**

Section II. Chapter 2, Article VII, Division 1 of the Maplewood Code of Ordinances is hereby amended to add Section 2-362 to read as follows:

Sec. 2-362. Rules of procedure.

- (a) *General rules.* **Unless otherwise specified in this code, all boards and commissions shall conduct meetings in accordance with Robert’s Rules of Order.**
- (b) *Meeting schedule.* **Each board and commission shall establish its own regular meeting schedule unless a specific schedule is mandated elsewhere in this code.**
- (c) *Decorum.* **Members are expected to show respect to each other, staff, and the public, and to avoid interruptions or personal attacks.**
- (d) *Presiding officer.* **The chair shall enforce the rules of procedure, maintain order, and direct discussions in accordance with the agenda. In the absence of the chair, the members who are present at a meeting shall select a member to serve as the presiding officer.**
- (e) *Open meetings compliance.* **All meetings shall be conducted in compliance with Missouri’s Sunshine Law (Chapter 610, RSMo) and all applicable open meeting requirements.**
- (f) *Agendas, minutes and records.* **Each board and commission shall:**
- (i) **Prepare and post an agenda prior to each meeting**
 - (ii) **Keep accurate minutes of all proceedings showing member attendance and votes**
 - (iii) **Maintain records of all official actions**
 - (iv) **File minutes with the city clerk within ten business days of approval**
 - (v) **Work with city staff to ensure that all records of the board or commission are**

maintained as public records and are available for inspection in compliance with Missouri's Sunshine Law (Chapter 610, RSMo)

- (g) *Public participation.* Each board and commission shall establish procedures for public comment and participation consistent with their duties and applicable law.**
- (h) *Conflicts of interest.* Members shall disclose potential conflicts of interest and recuse themselves from discussion and voting when appropriate, in accordance with the city's ethics policies.**
- (i) *Special meetings.* Special meetings may be called by the chairperson or by written request of a majority of members, with proper notice as required by law.**

Section III. Section 2-363 through 2-380 of this Division shall remain reserved.

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

Passed this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 23rd day of September, 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 2 — ADMINISTRATION, ARTICLE VII — BOARDS, COMMISSIONS AND AUTHORITIES, TO ADD DIVISION 5 — POLICE ADVISORY BOARD

WHEREAS, the City of Maplewood is committed to enhancing community engagement and transparency in public safety operations; and

WHEREAS, establishing a police advisory board will facilitate collaboration between the police department and the Maplewood community through regular dialogue and feedback mechanisms; and

WHEREAS, a police advisory board will provide community perspective on public safety priorities and assist the department in achieving its annual objectives; and

WHEREAS, the City Council finds it beneficial to create a formal advisory structure to enhance police-community relations, transparency, and accountability.

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

Section I. Chapter 2, Article VII of the Maplewood Code of Ordinances is hereby amended to add Division 4 — Police Advisory Board, Sections 2-510 through 2-515, to read as follows:

DIVISION 5. POLICE ADVISORY BOARD

Sec. 2-510. Creation of board; purpose and powers.

There is hereby established the police advisory board whose purpose is to serve in an advisory capacity to the mayor, city council, city manager, and chief of police on matters relating to the operation and strategic direction of the police department. The board shall work to enhance community engagement, support public safety goals, and assist the department in achieving its annual objectives. To meet this responsibility, the board shall:

- (1) Advise on police policies, programs, and practices to ensure they reflect community values and priorities while maintaining professional law enforcement standards.**
- (2) Facilitate collaboration and engagement between the police department and the Maplewood community through regular dialogue and feedback mechanisms.**
- (3) Review and provide input on the police department's annual goals, strategic plans, and performance metrics, offering recommendations for improvement and enhancement of services.**
- (4) Assist in developing strategies to enhance police-community relations, transparency, and accountability.**
- (5) Provide community perspective on public safety priorities and community policing strategies.**
- (6) Encourage community participation in public safety initiatives and crime prevention programs.**
- (7) Review selected policies and procedures to ensure they promote fair, equitable, and effective law enforcement practices.**

- (8) Serve as a liaison between the community and the police department to address concerns and foster mutual understanding.**
- (9) Exercise such other advisory powers and duties as the city council may direct from time to time.**

Sec. 2-511. Members; terms; qualifications.

The police advisory board shall be composed of five members. Members may include residents of the City of Maplewood, business or property owners operating within the city limits, or individuals employed by businesses located within the city limits.

Appointments shall be made by the mayor with the approval of the city council. The term of office shall be three years, with members eligible for reappointment. The first appointments made shall be for staggered terms as follows: Two members for three years, two members for two years, and one member for one year; thereafter, appointments for all five members shall be for three years. Appointments to fill vacancies shall be to fulfill unexpired terms only.

No member of the police advisory board may be a current employee of the City of Maplewood or have immediate family members employed by the city.

Sec. 2-512. Meetings; quorum; attendance.

The police advisory board shall meet quarterly, with additional meetings called as necessary. A simple majority of all members shall constitute a quorum for the transaction of business. Attendance requirements for commission members shall be governed by Section 2-361(e). Rules of procedure for the commission shall be governed by Section 2-362.

Sec. 2-513. Election of officers; terms.

The board shall elect annually a chairperson and secretary from among its members. Each officer shall hold office for a term of one year and shall be eligible for re-election. When there is a vacancy in any elected office, the board shall elect an officer to serve until the next regular annual election.

Sec. 2-514. Advisors.

The city attorney shall be legal advisor to the board. The city manager and chief of police shall serve as advisors and consultants to the board. The chief of police or designee shall attend board meetings to provide departmental updates and respond to board inquiries.

Sec. 2-515. Annual reporting.

The police advisory board shall submit an annual report to the city council summarizing its activities, recommendations made, and assessment of the police department's progress toward meeting its annual goals.

Section II. This ordinance shall be in full force and effect from and after its passage and approval.

Passed this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Amber Withycombe, City Manager
From: Jason Watkins, Superintendent of Public Works
Date: September 17, 2025
Re: **Boring and Repairing Electrical Lines for Antique Lighting on Manchester Road**

The Public Works Department seeks Council authorization to award a contract for boring and repairing damaged electrical lines to the antique streetlights on the 7400 block of Manchester Road to restore proper functionality and maintain the historic character of this important corridor.

A request for bids was posted at City Hall and on the City's website on August 27, 2025, and advertised in *The St. Louis Countian* on August 30, 2025. The request for bids was also directly distributed to Reinhold Electric, Schaeffer Electric, and JE Electric to ensure competitive participation.

Bids were publicly opened on September 16, 2025, and two responsive bids were received. The bids ranged from a high of \$26,952.00 from Gerstner Electric to a low of \$13,457.00 from Reinhold Electric. Reinhold Electric has worked successfully with the City in the past, demonstrating proven capability and reliability for municipal electrical work.

CITY OF MAPLEWOOD, MISSOURI

BID TABULATION

Department Public Works

Project Name Electric and Boring Request

Bid Opening Date 9/16/2025 Time 9:00 AM

ATTENDANCE LIST

1. Tiffany Hyde 6. _____
2. JASON WATKINS 7. _____
3. _____ 8. _____
4. _____ 9. _____
5. _____ 10. _____

NAME OF BIDDER

BID PRICE

- | NAME OF BIDDER | BID PRICE |
|-----------------------------|--------------------|
| 1. <u>Reinhold Electric</u> | <u>\$13,457.00</u> |
| 2. <u>Gerstner Electric</u> | <u>\$26,952.00</u> |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |



Electric and Boring Bid Request

The City of Maplewood is requesting bids to repair damaged wiring leading to the antique street lights in the 7400 block of Manchester Road. The project will entail boring from the control panel at the northeast corner of Manchester Rd. and Sutton Blvd. to the northern and southern runs leading to the streetlights on both sides of the street. Please contact Jason Watkins for more information on this request at jwatkins@maplewood.mo.gov or (314) 647-8633.

Bids can be submitted via email to Jason Watkins at jwatkins@maplewoodmo.gov or mailed to Jason Watkins at 7601 Manchester Rd. Maplewood, MO 63143. Bids are due by September 16, 2025 at 9 a.m.

Posted on August 27, 2025, at Maplewood City Hall and maplewoodmo.gov

Published on August 30, 2025, in the St. Louis Countian



Proposal

Since 1976

(800) 378-1158

Saint Louis, MO
Springfield, MO
Lake Ozark, MO

Kansas City, MO
Sedalia, MO
Lake St. Louis, MO

Date: 08/11/25	Estimator: Scott Rich	Quote No.: 11111
Bill To: City Of Maplewood 7601 Manchester Road Maplewood, Mo 63143	Job Name / Location: Manchester @ Sutton	
Phone: 314-645-3600	Email: Jwatkins@maplewoodmo.gov	

REINHOLD ELECTRIC TO PROVIDE LABOR AND MATERIAL AS FOLLOWS:

- Provide Temporary Traffic Control
- Spot utilities In Bore paths (Core Drill in Pavement Multiple Locations)
- Bore in (2) Locations 1" Conduit for Lighting Circuit
- Install (2) 12"x12" Pull Boxes
- Pull In New Wire to Lighting Poles in Both Locations
- Land Wires in each Location
- Restore and Disturbed areas in Hard Surface with (Concrete, Cold Patch Asphalt, and Clean Rock)
- Restore any Disturbed areas in green areas with (Clean Rock, Dirt, and Seed/Straw)
- Make sure all lights are operational after
- Total: \$13,457.00

Estimated Amount Of time to Complete all work 4-5 Days With the number of utilities to Locate/Spot

Exclusions:

- All work not listed above will be billed in addition to the amount listed below will be invoice at the appropriate labor rate in addition to all materials with appropriate mark up.

- If permit is required, applied for, paid for, and job is cancelled, customer will reimburse Reinhold Electric for such fees plus associated costs to apply for the permit.
- Reinhold is not responsible for any repairs to drywall, plaster, etc, as a result of installation unless stated otherwise.

Warranty:

- Reinhold Electric guarantees labor and materials for one year from installation date.
- Warranty does not cover owner provided materials, negligence, intentional misuse or failure to maintain, or damage caused by conditions beyond our control, such as Acts of God, war or civil unrest.

Market Conditions:

- Reinhold Electric's bid price is based on current market conditions. In the event Reinhold Electric is awarded the contract and there is a delay or significant price increase for material, equipment, or energy occurring after submission of this bid and before installation through no fault of Reinhold Electric or our Subcontractors, the bid price and contract sum, time of completion and contract requirements shall be equitably adjusted to reflect the price increase or delay. A change in price of an item of material, equipment, or energy shall be considered significant when the price of an item increases 3% or more between the date of this bid and the date of installation. If Subcontractor/Supplier makes a request for an equitable adjustment to the contract price based on an increase in price, Subcontractor/Supplier shall be required at that time to disclose its original price that has increased.

We Propose hereby to furnish material and labor-complete in accordance with the above specifications for the sum of \$13,457.00

Payment to be made as follows: Net 30

All sums not paid when due shall bear interest at the rate of 1-1/2% per month from due date until paid. All costs of collection, including reasonable attorneys' fees, fees of expert witnesses, deposition costs, and all other court costs, shall be paid by Customer.

This proposal may be withdrawn if not accepted within 30 days. Reinhold Electric is not responsible for any utility company charges. All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practice. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

REINHOLD SIGNATURE: _____

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

CUSTOMER SIGNATURE: _____



GERSTNER ELECTRIC, INC.

2400 CASSENS DRIVE

FENTON, MO 63026

Contact: CHRIS GERSTNER

Phone: 636-680-5039

Email: cgerstner@gerstnerelectric.com

Quote To: Jason Watkins
City of Maplewood
7601 Manchester Road
Maplewood, MO 63143

Job Name: Electric and Boring Bid

Date of Quote: 9/16/25

ITEM	DESCRIPTION				AMOUNT
1000	2" HDPE, BORED				21,060.00
1010	8 AWG 1C				5,892.00
GRAND TOTAL					\$26,952.00

RESOLUTION

R25-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID FROM REINHOLD ELECTRIC IN THE AMOUNT OF THIRTEEN THOUSAND FOUR HUNDRED FIFTY-SEVEN DOLLARS (\$13,457.00) FOR BORING AND REPAIRING DAMAGED ELECTRICAL LINES TO THE ANTIQUE LIGHTING ON THE 7400 BLOCK OF MANCHESTER ROAD

WHEREAS, bids for this project were duly advertised in the St. Louis Countian and posted at City Hall and on the City’s website and publicly opened on September 16, 2025; and

WHEREAS, two (2) bids were received, both of which were considered responsive; and

WHEREAS, the bids ranged from a high of \$26,952.00 to a low of \$13,457.00; and

WHEREAS, Reinhold Electric submitted the lowest bid consistent with the scope of work listed in the request for bids in the amount of \$13,457.00; and

WHEREAS, Reinhold Electric has demonstrated successful past performance with the City.

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

The City Manager is hereby authorized to accept the bid of Reinhold Electric in the amount of thirteen thousand four hundred fifty-seven dollars (\$13,457.00) for boring and repairing damaged electrical lines to the antique lighting on the 7400 block of Manchester Road.

Passed this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: September 18, 2025
Re: **Security Camera System Purchase and Installation**

The attached resolution seeks authorization to purchase and install comprehensive security camera systems across multiple City facilities and strategic public locations to enhance security, protect City assets, and improve public safety monitoring capabilities.

This request addresses critical security infrastructure needs at City facilities while expanding our public safety monitoring network. The project includes replacement of outdated security camera systems at City Hall and the Fire Department, installation of a new system at the Public Works Garage, and deployment of additional cameras at strategic public locations throughout the city.

The existing camera systems at City Hall and the Fire Department have reached end-of-life and require immediate replacement to maintain adequate security coverage. The Public Works Garage currently lacks any security monitoring system, creating a vulnerability for City assets and personnel safety. These upgrades will provide enhanced internal security and asset protection, create an improved safety environment for staff and visitors, deliver advanced incident documentation capabilities, and integrate with modern digital monitoring systems.

The additional strategic camera placements will integrate with our existing public safety camera network to provide law enforcement with improved crime prevention and investigation capabilities through enhanced image quality and expanded coverage areas. This would include the installation of two cameras at Kellogg Park, one additional camera at Deer Creek Park, and a camera in the Marietta public parking lot.

GOINET, Inc., our contracted IT provider, has provided a comprehensive estimate for a Rhombus system totaling \$49,479. The system includes 28 high-definition cameras of various specifications including dome, bullet, fisheye, and multi-sensor models, along with three-year enterprise console licensing for 30 cameras. The proposal encompasses professional installation and configuration services, all necessary mounting hardware and cabling materials, and includes a 20% hardware and software discount applied to the equipment costs. The City current uses a Rhombus system for all existing public safety cameras in the community.

Most requested security camera systems were included in the capital budget for the current fiscal year, although this proposal includes one additional public safety camera and installation costs that were not originally budgeted. The original budget allocation totaled \$45,000, while the GOINET estimate totals \$49,479, creating a budget shortfall of \$4,479. The anticipated \$50,000 Blue Shield grant award from the state of Missouri will reimburse the total expenditure and offset the shortfall.



From **GOINET, Inc.**
 10845 Olive Blvd.
 STE 200
 St. Louis, MO 63141

Estimate For **City of Maplewood**
 7601 Manchester Rd.
 Maplewood, MO 63143

Estimate Id **20250826-MWD-CITY**
 Issue Date **08/26/2025**

Summary | City Police & Public Safety Surveillance System

Item Type	Description	Quantity	Unit Price	Amount
Product	Rhombus R200 5MP Dome Camera.	15.00	\$499.00	\$7,485.00
Product	Rhombus R360 12MP Immersive 360° Fisheye Camera.	3.00	\$1,299.00	\$3,897.00
Product	Rhombus R400 8.3MP 4K Dome Camera.	2.00	\$1,299.00	\$2,598.00
Product	Rhombus R510 8.3MP 4K Varifocal Bullet Camera.	6.00	\$1,499.00	\$8,994.00
Product	Rhombus R520 Varifocal Mini Bullet 5MP Camera.	2.00	\$899.00	\$1,798.00
Product	Rhombus R5 Junction Box	8.00	\$99.00	\$792.00
Product	Rhombus Enterprise Console License, 3-Years.	28.00	\$479.00	\$13,412.00
Product	Rhombus R600 Quad Multisensor Camera.	2.00	\$3,099.00	\$6,198.00
Product	Rhombus R600 Corner Bracket	2.00	\$99.00	\$198.00
Product	Rhombus R600 Wall Arm	2.00	\$79.00	\$158.00
Product	Rhombus R600 Junction Box	2.00	\$49.00	\$98.00
Product	Rhombus R600 Pendant Cap	2.00	\$99.00	\$198.00
Product	Rhombus Multi Sensor Enterprise Console License, 3-Years.	2.00	\$1,449.00	\$2,898.00
Product	20% RHOMBUS HARDWARE & SOFTWARE DISCOUNT.	-1.00	\$9,745.00	-\$9,745.00
Product	Materials: CAT6 Cabling, Conduit, Connectors	2.00	\$350.00	\$700.00
Product	Onsite Installation & Configuration	56.00	\$175.00	\$9,800.00

Estimate Total \$49,479.00

Notes

TERMS: 50% of total due upon acceptance; 50% due upon project completion. Shipping cost NOT included. The above prices, specifications, and conditions as outlined are satisfactory and are hereby accepted. All work to be completed in a professional manner according to industry standard practices. Any alteration or deviation may incur an extra charge over the above estimate.

RESOLUTION

R25-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO PURCHASE SECURITY CAMERA SYSTEMS FROM GOINET, INC. IN THE AMOUNT OF FORTY-NINE THOUSAND FOUR HUNDRED SEVENTY-NINE DOLLARS (\$49,479) FOR FACILITY SECURITY IMPROVEMENTS AND PUBLIC SAFETY ENHANCEMENT

WHEREAS, the City’s existing security camera systems at City Hall and the Fire Department have reached end-of-life and require immediate replacement to maintain adequate security coverage; and

WHEREAS, the Public Works Garage currently lacks security monitoring systems, creating vulnerabilities for City assets and personnel safety; and

WHEREAS, additional public safety cameras are needed on public, city-owned properties; and

WHEREAS, the 2025-2026 Fiscal Year Budget includes \$45,000 in funding for security camera system improvements; and

WHEREAS, GOINET, Inc. has provided a comprehensive estimate for a Rhombus system totaling \$49,479, which includes cameras, licensing, installation, and all necessary equipment; and

WHEREAS, the City anticipates receiving a \$50,000 Blue Shield grant award from the state of Missouri that will provide full funding for the equipment.

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

The City Manager is hereby authorized to purchase security camera systems and installation services from GOINET, Inc. in the amount of forty-nine thousand four hundred seventy-nine dollars (\$49,479).

Passed this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 23rd day of September, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: September 18, 2025
Re: **Proposed Amendments to City Council and Board/Commission Ethics Codes**

I appreciate Council’s constructive feedback and discussion during the September 9th work session regarding proposed updates to both the City Council Code of Ethics (Chapter 2, Article II, Division 2) and the Board and Commission Code of Ethics (Chapter 2, Article VII, Division 4). Based on that discussion, the proposed amendments are now ready for first and second reading consideration.

The proposed revisions address structural deficiencies in the current ethics codes that have created implementation challenges, including potential conflicts of interest when council members investigate each other, unclear procedural guidelines, and insufficient independence in the investigative process. These updates incorporate best practices from other municipalities while maintaining appropriate accountability mechanisms and due process protections.

Key improvements include modernizing prohibited conduct definitions to provide clearer guidance on acceptable behavior, addressing contemporary issues such as social media communications and harassment, and establishing independent investigation processes. The revised complaint procedures introduce an initial review by the city attorney to screen frivolous complaints, followed by referral to independent investigators, the Missouri Ethics Commission, or law enforcement as appropriate. This approach eliminates the political dynamics that have complicated past ethics proceedings while ensuring thorough and impartial investigations.

The board and commission code receives similar updates with new enforcement mechanisms that eliminate the council-based ethics review committee structure. The revised process provides clear timelines, due process protections, and graduated disciplinary measures while maintaining confidentiality during investigations.

Both codes now include provisions for advisory opinions, standardized timelines, and expanded categories of persons authorized to file complaints to ensure comprehensive oversight. The only modification from the drafts presented at the work session is a clarification in Article VII, Division 4, Section 2-501, number (7) specifying that the City Council will determine the disciplinary measure for violations of the board and commission code.

These amendments will strengthen accountability while providing fair procedures that protect both complainants and accused parties through independent oversight mechanisms. The proposed changes represent a comprehensive modernization of our ethics framework that addresses operational challenges while maintaining rigorous standards for public service.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 2 — ADMINISTRATION, ARTICLE II — MAYOR AND COUNCIL, DIVISION 2 — CODE OF ETHICS, SECTIONS 2-44 THROUGH 2-49, AND ARTICLE VII — BOARDS, COMMISSIONS AND AUTHORITIES, DIVISION 4 — CODE OF ETHICS, SECTIONS 2-500 AND 2-501, TO UPDATE ETHICS CODES FOR CITY COUNCIL MEMBERS AND BOARD AND COMMISSION MEMBERS

WHEREAS, the current ethics codes have proven difficult to implement effectively due to structural issues that create potential conflicts of interest, unclear procedures, and insufficient independence in the investigative process; and

WHEREAS, the proposed revisions address these deficiencies while maintaining appropriate accountability mechanisms and due process protections; and

WHEREAS, the updates modernize prohibited conduct definitions to provide clearer guidance on acceptable behavior while addressing contemporary issues; and

WHEREAS, procedural improvements include establishing independent investigation processes rather than relying on council-based ethics committees; and

WHEREAS, these amendments incorporate best practices from other municipalities and strengthen accountability while providing fair procedures that protect both complainants and accused parties through independent oversight mechanisms.

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

Section I. Section 2-44 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-44. Prohibited acts or conduct constituting violations.

The following actions shall constitute a violation of the code of ethics of the city council:

- (1) Engaging in conduct while performing official duties or when identifiable as a council member that involves threats, harassment, or behavior that materially disrupts official proceedings or significantly damages the dignity of the office.**
- (2) Conveying the impression of representing the full council or the city without prior assent and delegation by a majority of the council, or purporting to speak on behalf of the city council when expressing individual opinions or positions.**
- (3) Harassment, intimidation, or improper contact with other members of the city council, board or commission members appointed by the council, or city employees, including but not limited to: repeated unwelcome contact outside normal business hours or official channels; contact that threatens employment, appointment, or official standing; contact that creates a hostile work environment; or contact that violates reasonable boundaries of professional interaction or personal privacy.**

- (4) **Using official position or the authority of office to threaten, intimidate, coerce, or improperly influence citizens, employees, board members, or other officials, or causing others to engage in such conduct on the council member's behalf, whether directly or through the implication that cooperation or compliance will affect official decisions or actions.**
- (5) **Unauthorized interference in city administration by giving direct orders to staff, disrupting city operations, or bypassing the city manager in matters requiring council action through proper channels.**
- (6) **Interruption and/or disruption of the functions and procedures of boards and commissions appointed by the council.**
- (7) **Using an elected office to obtain financial gain, either directly or indirectly.**
- (8) **Accepting gifts, gratuities, or things of value in violation of state statute or city conflict of interest policies.**
- (9) **Any direct or indirect, actual or attempted violations of the Charter.**
- (10) **Conduct that materially undermines public confidence in city government through actions demonstrably contrary to the public interest or that violate the oath of office.**
- (11) **Disclosure of confidential information obtained in executive session or through official duties without proper authorization.**
- (12) **Misuse of city resources, including staff time, equipment, or facilities for personal benefit.**

Section II. Section 2-45 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-45. Persons authorized to present grievances.

Grievances for violations of the code of ethics of the city council can be filed by the following:

- (1) **The mayor**
- (2) **Members of the council**
- (3) **Chairperson and members of council-appointed boards and commissions**
- (4) **City employees**
- (5) **Residents of the city**
- (6) **Persons operating a business in the city**
- (7) **Any person who has had direct dealings with the city and alleges the council member's conduct affected those dealings**
- (8) **Any person with personal knowledge of the alleged violation**

Section III. Section 2-46 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-46. Procedures for filing charges.

Procedures for filing charges of violations of the code of ethics of the city council shall be as follows:

- (1) ***Reporting violations.*** Any person authorized under Section 2-45 may file a written complaint alleging violations of this code of ethics. The complaint shall be submitted to the city manager, who shall forward it to the city attorney for initial review.
- (2) ***Initial review.*** The city attorney shall conduct an initial review to determine whether the complaint alleges conduct that, if true, would constitute a violation of this code and whether the complaint warrants further investigation.
- (3) ***Notice to council.*** Upon completion of the initial review, if the complaint appears to have merit, the city manager shall provide written notice to all members of the city council that a complaint has been filed, identifying the accused member and the general nature of the allegations, while maintaining confidentiality of specific details during the investigation phase.
- (4) ***Council referral decision.*** The disinterested members of the city council (excluding any member who is the subject or source of the complaint) shall meet to determine how the investigation should proceed. The accused member shall not participate in this meeting but may submit a written statement for the council's consideration. The disinterested members may refer the matter to:
 - (a) An independent investigator
 - (b) The Missouri Ethics Commission
 - (c) The appropriate law enforcement agency
 - (d) Informal resolution procedures if appropriate
- (5) ***Investigation oversight.*** While the disinterested council members determine the method of investigation, they shall not conduct the investigation themselves or direct its specific procedures. The chosen investigative entity shall maintain independence in conducting the investigation.
- (6) ***Advisory opinions.*** Any council member may request an advisory opinion from the city attorney regarding the application of this code of ethics to specific situations. The request shall provide sufficient detail to fully describe the situation and shall be certified as accurate by the requesting member. No person who relies in good faith upon an advisory opinion may be found in violation of this code, except where the opinion was obtained through fraud or material omission of facts. Advisory opinions shall be retained by the city clerk and made available to the public upon request.

Section IV. Section 2-47 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-47. Resolution procedures.

- (1) ***Disciplinary authority.*** The disinterested members of the city council, with assistance from the city attorney, shall serve as the disciplinary authority for ethics violations.

- (2) ***Hearing procedures.*** Upon receipt of an investigative report indicating probable cause of a violation:
 - (a) The accused member shall receive written notice and opportunity for a hearing
 - (b) Hearings shall be conducted within 40 days unless extended for good cause
 - (c) Hearings shall be open to the public unless conducting such a hearing as a closed session is authorized by law
 - (d) The accused member may be represented by counsel at their own expense
 - (e) A transcript shall be made unless waived by all parties
- (3) ***Standards.*** Findings shall be based on a preponderance of the evidence standard.
- (4) ***Decision.*** The disciplinary authority shall render a written decision within ten business days after the hearing, determining whether a violation occurred and imposing appropriate discipline.

Section V. Section 2-48 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-48. Discipline.

- (1) ***Available discipline.*** Council members found to have violated this code may be subject to:
 - (a) Written warning
 - (b) Public censure
 - (c) Required training
 - (d) Suspension from committee assignments
 - (e) Removal from leadership positions
 - (f) Other appropriate disciplinary measures
- (2) ***Factors in discipline.*** The severity of discipline shall be commensurate with:
 - (a) The nature and severity of the violation
 - (b) The impact on the city and public trust
 - (c) Any pattern of violations
 - (d) Whether the violation was willful or inadvertent
- (3) ***Removal from office.*** Removal from office shall be reserved for the most serious violations involving criminal conduct, financial harm to the city, or conduct that significantly damages public trust.

Section VI. Section 2-49 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-49. Timetable.

- (1) ***Initial review.*** The city attorney shall complete the initial review of any ethics complaint within ten (10) business days of receipt.

- (2) ***Council referral decision.*** The disinterested members of the city council shall determine the method of investigation within fifteen (15) days of receiving notice from the city manager that a complaint may have merit.
- (3) ***Investigation timeline.***
 - (a) Independent investigations shall be completed within sixty (60) days unless extended for good cause
 - (b) Referrals to the Missouri Ethics Commission shall proceed according to state statutory timelines
 - (c) Criminal referrals shall proceed according to law enforcement timelines
- (4) ***Hearing schedule.*** Upon receipt of an investigative report indicating probable cause of a violation, a hearing shall be scheduled within forty (40) days unless the disciplinary authority determines more time is required, not to exceed thirty (30) additional days.
- (5) ***Final decision.*** The disciplinary authority shall render a written decision within ten (10) business days after the close of the hearing or receipt of proposed findings of fact and conclusions of law, whichever is later.
- (6) ***Extensions.*** Any timeline in this section may be extended by mutual agreement of the parties or by the disciplinary authority for good cause shown.

Section VII. Section 2-500 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-500. Conduct of appointed members of the city's boards and commissions.

Appointed members of the city's boards and commissions shall be committed to promoting the highest standards of conduct in public service and shall adhere to the following code of conduct:

- (1) ***Commitment to public service.*** Members shall serve the community with dedication, placing the interests of the municipality and its residents above personal or private interests.
- (2) ***Integrity and honesty.*** Members shall act with honesty and integrity, avoiding conflicts of interest and disclosing any potential conflicts promptly. They shall not use their position for personal gain.
- (3) ***Transparency.*** Members shall conduct their duties in an open and transparent manner, providing accurate and timely information to the public. They shall comply with all applicable open meeting laws and regulations.
- (4) ***Fair and impartial decision-making.*** Members shall make decisions without bias, considering the best interests of the entire community. They shall avoid favoritism and treat all individuals and groups fairly.
- (5) ***Confidentiality.*** Members shall respect the confidentiality of sensitive information discussed during board and commission meetings. They shall not disclose confidential

information without proper authorization.

- (6) *Respect and professionalism.* Members shall treat fellow board and commission members, municipal staff, and the public with respect and professionalism. They shall foster a collaborative and inclusive environment.
- (7) *Community engagement.* Members shall actively engage with the community, seeking input and feedback, and representing the diverse interests and needs of the residents.
- (8) *Compliance with laws and policies.* Members shall comply with all applicable laws, regulations, and municipal policies. They shall seek guidance when unsure about the ethical implications of a situation.
- (9) ***Official representation and personal speech.*** Members shall not speak on behalf of the city or represent that their personal views are official positions of the city, its boards, or commissions. When engaging in personal speech, including social media communications, members shall make clear they are speaking in their individual capacity and not as representatives of the city. Members shall avoid statements or communications that could reasonably be interpreted as official city positions or that could create confusion about their role as individual citizens versus appointed officials.

Section VIII. Section 2-501 of the Maplewood Code of Ordinances is hereby amended to read as follows:

Sec. 2-501. Compliance and enforcement.

- (1) ***Reporting violations.*** Any person may file a written complaint alleging a violation of this code of ethics within 45 days of the alleged violation or discovery thereof. Complaints shall be submitted to the city manager, who shall forward them to the city attorney for initial review.
- (2) ***Initial review.*** The city attorney shall conduct an initial review to determine whether the complaint alleges conduct that, if true, would constitute a violation of this code and whether the complaint warrants further investigation.
- (3) ***Notice to council.*** Upon completion of the initial review, if the complaint appears to have merit, the city manager shall provide written notice to all members of the city council that a complaint has been filed, identifying the accused board or commission member and the general nature of the allegations.
- (4) ***Council referral decision.*** The disinterested members of the city council shall meet to determine how the investigation should proceed. The disinterested members may refer the matter to:
 - (a) An independent investigator
 - (b) The appropriate law enforcement agency
 - (c) Informal resolution procedures if appropriate

- (5) ***Investigation oversight.*** The chosen investigative entity shall maintain independence in conducting the investigation. The accused board or commission member shall have the opportunity to respond to allegations and present evidence during the investigation.
- (6) ***Resolution procedures.*** Upon receipt of an investigative report indicating probable cause of a violation:
 - (a) The accused member shall receive written notice and opportunity for a hearing before the city council
 - (b) Hearings shall be conducted within 40 days unless extended for good cause
 - (c) The accused member may be represented by counsel at their own expense
 - (d) Findings shall be based on a preponderance of the evidence standard
- (7) ***Discipline.*** Board and commission members found to have violated this code may be subject to written warning, public censure, required training, suspension, or removal from their position by the City Council. The severity of discipline shall be commensurate with the violation’s nature and impact.
- (8) ***Timeline.*** Investigations shall be completed within 60 days unless extended for good cause. The city council shall render a written decision within 10 business days after any hearing.
- (9) ***Confidentiality.*** To the extent possible and consistent with applicable law, the city shall maintain confidentiality of complaints and investigations until concluded. Any hearing before the city council under this section shall be an open meeting.

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

Passed this 14th day of October, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of October, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: September 17, 2025
Re: City Manager's Report

New Social Services Coordinator

I am pleased to announce the hiring of Celeste Grayer, MSW, as the new Social Services Coordinator for the cities of Maplewood and Richmond Heights, effective September 22, 2025. Ms. Grayer will be based at The Heights and will coordinate social services programs and community partnerships for both municipalities.

Ms. Grayer brings over 20 years of experience delivering social services, developing and managing community partnerships, and creating social development programs. She holds a Master of Social Work from Saint Louis University and a Bachelor of Social Work from the University of Missouri-St. Louis. Her extensive background includes serving as Senior Manager of Wellness and Family Support at The Little Bit Foundation, where she supervised case managers and therapeutic staff while developing programs for six schools supporting children and families in the community.

Her previous experience as a social worker with St. Louis Public Schools provided her with direct experience assessing individual, family, and system-wide needs while securing appropriate resources for over 1,000 children and families across nine schools. Ms. Grayer also has significant experience in community outreach and partnership development, having worked with state agencies, educational institutions, and nonprofit organizations throughout her career.

In addition to her social work credentials, Ms. Grayer has demonstrated skills in program development, event coordination, and community engagement. She has been instrumental in developing cultural celebrations such as Kwanzaa and Juneteenth events in the Delmar Loop area and has completed fellowships at Washington University through the African and African American Summer Institute and Community Research Fellow Training programs.

Ms. Grayer's combination of social work experience, community partnership development, and program management skills makes her well-suited to coordinate social services initiatives across our two municipalities. Her experience working with diverse populations and collaborative approach to community problem-solving align well with our goals for this position.

Over the next several weeks, Richmond Heights City Manager Amy Hamilton and I will be introducing Ms. Grayer to community partners and facilitating her onboarding process to ensure a smooth transition into this role. I believe her expertise and community connections will be valuable assets as we continue to enhance social services coordination between Maplewood and Richmond Heights.

City Hall Flag Half-Mast Policy

Recent inquiries to Council members regarding City Hall flag half-mast protocols have highlighted the need to clarify our current policy. The City currently follows all flag notifications issued by the State of Missouri, which are available at <https://oa.mo.gov/facilities/facilities-operations/flag-display/flag-notifications>. This practice ensures consistency with state directives while maintaining appropriate protocol for flag displays.

Council members may wish to consider whether to establish a formal flag policy that addresses local circumstances, including criteria for when flags should be flown at half-mast for community events or tragedies. Such a policy could provide clear guidance for staff and transparency for residents regarding flag display decisions. This matter could be included in a future work session discussion if Council determines that additional local protocols would benefit the community.

St. Louis County District 5 Public Safety Meeting on October 2

St. Louis County Executive Dr. Sam Page and County Council Member Lisa Clancy will host a public safety town hall on Wednesday, October 2 at 6:00 p.m. at MRH High School. The 90-minute event is open to residents of the 5th District, which includes Maplewood, Richmond Heights, Brentwood, Clayton, Shrewsbury, and portions of surrounding communities.

The town hall will feature presentations on county public safety investments, crime trends and law enforcement collaboration, prosecutorial approaches to violence reduction, public health responses to trauma, and violence prevention initiatives. Residents will have opportunities to ask questions during a dedicated Q&A session, and networking with presenters and community partners will be available following the program. Representatives from Maplewood's public safety departments will be in attendance.

Brand Initiative Discovery Meetings Planned for October 8

Council Members are asked to hold the evening of Wednesday, October 8, to participate in a brand initiative stakeholder discovery meeting. Council Members and some board and commission members will engage in a one-hour session with Creative Entourage to provide input on the city's current brand perception, values, and vision for the future.

Stakeholder groups comprised of staff, community members, and business owners will also participate in discovery meetings that day. The city's core stakeholder team, comprised of all department heads and Public Engagement Manager Tiffany Hyde, is coordinating the formation and invitation of these stakeholder groups.

Separately, Creative Entourage will conduct a digital community survey during October targeting all Maplewood residents and businesses to gather broader input on the rebranding process. The survey will be promoted through multiple channels, including postcards mailed to 4,600 households, digital advertisements through USPS Informed Delivery and Google ads, social media graphics, yard signs, email graphics, and poster/flyer materials. This community-wide engagement effort will complement the targeted stakeholder sessions to ensure comprehensive input from diverse stakeholders across the city.

The discovery process will explore our community's unique characteristics, competitive positioning, target audiences, and desired brand attributes that should define Maplewood's public identity. This combined stakeholder input and survey phase is essential for creating an authentic brand that resonates with the community, and the insights gathered will inform the development of a creative brief to guide Creative Entourage's brand development work.

New State Legislation Requiring Ordinance Amendments

During the 2025 Missouri legislative session, the General Assembly passed several bills affecting municipal operations that will require updates to our ordinances. City Attorney Hetlage has reviewed the legislation and identified the following necessary amendments:

- **Fireworks Permits:** Senate Bills 81 & 174 modify permitting requirements for outdoor firework displays, now requiring permits from the State Fire Marshal in addition to City Council approval. Section 24-24 of our ordinances will need updating to reflect this dual permitting requirement.
- **Sunshine Law Modifications:** House Bills 145 & 59 modified the Missouri Sunshine Law, including new fee payment requirements and expanded closure provisions for certain records. Our code should be updated to reflect these changes, and our city attorney has recommended adopting a formal written Sunshine Law policy as required by Section 610.028 RSMo to provide additional protection for city officers and employees.
- **Business License Exemptions:** Senate Bill 145 prohibits cities from requiring business licenses for enterprises owned by persons 18 years or younger. Section 14-19 of our code will need modification to incorporate this exemption.

City Attorney Hetlage will work with staff to prepare the necessary ordinance amendments for Council consideration in upcoming meetings.