



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

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

**Tuesday, November 11, 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. October 28, 2025, City Council work session minutes
 - b. October 28, 2025, City Council regular meeting minutes
6. Public Hearing
 - a. Request by James Lee for a conditional use permit to operate a self-service laundromat in the AB Arterial Business District at 2425 S. Big Bend Boulevard
7. Public Comment
8. Announcements
9. Presentations
 - a. Honoring and commending Captain Paul Szydlowski on the occasion of his retirement after 30 years of service from the City of Maplewood
 - b. Honoring and congratulating Sara Kolar on winning the Missouri Class 2 Girls Golf State Championship
 - c. MRH School District Update by Dr. Bonita Jamison, Superintendent
10. Unfinished Business:
 - a. Bill 6298 – Final Reading: Amending the Maplewood Code of Ordinances, Chapter 2 — Administration, to enact new sections relating to open meetings and records

- b. Bill 6299 – Final Reading: Amending the 2025-2026 fiscal year budget to increase the Proposition S budget for street and sidewalk improvements

11. New Business

- a. Resolution 25-48: Approving the designation of Fire Chief Peter Marsac as Acting City Manager during the City Manager’s temporary absence or unavailability
- b. Resolution 25-49: Appointing Andy Bryan to the Police Advisory Board and establishing his term of office as expiring June 30, 2029
- c. Resolution 25-50: Appointing Corinne Char to the Police Advisory Board and establishing her term of office as expiring June 30, 2029
- d. Resolution 25-51: Appointing Sheila Suderwalla to the Police Advisory Board and establishing her term of office as expiring June 30, 2028
- e. Resolution 25-52: Appointing Linda Robinson to the Police Advisory Board and establishing her term of office as expiring June 30, 2028
- f. Resolution 25-53: Appointing Kevin Chase to the Police Advisory Board and establishing his term of office as expiring June 30, 2027
- g. Bill 6300 – First and Second Reading: Granting James Lee a conditional use permit to operate a self-service laundromat in the AB Arterial Business District at 2425 S. Big Bend Boulevard
- h. Bill 6301 – First and Second Reading: Amending the 2024-2025 fiscal year budget to adjust budget appropriations
- i. Bill 6302 – First and Second Reading: Amending the 2025-2026 fiscal year budget to adjust budget appropriations
- j. Bill 6303 – First and Second Reading: Calling a bond election in the City of Maplewood, Missouri

12. Council and Staff Reports:

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

13. Public Comment

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

- a. Legal matters, including litigation and communications from the City Attorney [§ 610.021(1)];
- 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)]

15. Adjournment

Addressing the Council

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

Accessibility Notice

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

Virtual Access

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

Posted on November 7, 2025, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDINGS

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

**Tuesday, October 28, 2025
6:00 PM**

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

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

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

The following Council Members were absent:

- Council Member Garcia

A quorum was present.

The following individuals were also present:

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

3. Police Advisory Board Applicant Discussion

Council invited applicants for the Police Advisory Board to introduce themselves and share their interest in serving. Three applicants — Heidi Hellmuth, Sheila Suderwalla, and Kevin Chase — addressed the Council.

The Council also discussed the selection criteria and process. Based on the applications, Council Members will submit a list of their top choices to the City Manager for consideration and vote on appointments at the November 11th Council meeting.

4. Board and Commission Handbook Review

Council was presented with the updated Board and Commission Member Handbook for review. The updated version clarifies members' attendance requirements, meeting purpose and operations, and the legal and ethical framework for service.

The Council provided no changes and praised the work put into this project.

5. Proposed Flag Policy Discussion

Council discussed a proposed flag policy for the city. Key points of discussion included:

- **Budget Considerations:** Flags are expensive, and the city budgets for flags prior to their purchase. The current budget exists only to replace existing flags. Adding additional commemorative flags would require a Council discussion and budget allocation.
- **Flag Lowering Protocol:** The Council acknowledged several obligations to follow orders of the federal or state government for lowering the flag. It was agreed that the Mayor would serve as the decision maker when given a directive to lower the flag. The Council agreed to limit flag lowering to honor political figures, law enforcement, public safety personnel, and military members only. The Mayor may exclude the lowering of the flag if these conditions are not met, preventing the lowering of the flag for persons who do not fit these criteria and may not reflect the values of Maplewood.
- **Commemorative Flags:** The Council discussed how to honor requests from individuals and groups without excluding anyone. It was agreed that the city should take a restrictive approach, with requests made by constituents subject to annual review. The Council will develop a calendar of commemorative flags to review annually.
- **Equity-Minded Approach:** Council members discussed the difference between equality and equity. While equality-minded approaches treat all requests the same, the Council expressed support for an equity-minded approach that considers where the needs are in the community. In recent years, certain members of the community have experienced increased hate and marginalization. If a community member requests the city fly a certain flag because that represents where the need is at that time, preference should be given to marginalized or at-risk communities to make a statement of support.
- **Next Steps:** The City Attorney will work to develop a set of guidelines. Staff will work with Council to develop a list of commemorative events and flags to be flown each year, subject to annual review.

6. Adjournment:

Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote.

With no remaining matters to be discussed, the meeting adjourned at 6:48 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council work session held on **October 28, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: November 11, 2025



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

Tuesday, October 28, 2025

7:00 PM

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

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

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

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

The following Council Members were absent:

- Council Member Garcia

A quorum was present.

4. Motion to Excuse Council Member Garcia:

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Council Member Garcia was excused

5. Approval of minutes:

a. October 14, 2025, City Council work session meeting minutes

b. October 14, 2025, City Council regular meeting minutes

c. October 14, 2025, City Council closed session minutes

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Approved unanimously by voice vote.

6. Public Hearing:

a. Application for a Malt Liquor by the Drink License and Sunday Liquor by the Drink License for Gateway Chicken, LLC d/b/a Gus's Fried Chicken at 7434 Manchester Road

- No public comments were received in opposition.

7. Public Comment:

- Corinne Char introduced herself to the Council and provided a summary of her interest in serving on the Police Advisory Board
- Heidi Hellmuth commended Anthony Traxler for his leadership of the Public Works Department

8. Announcements:

- The mayor announced that the Kiwanis Club will hold a pancake breakfast on Saturday, November 8, at MRH High School from 8:00 to 11:00 AM.
- Council Member Wiley announced Operation Food Search is hosting a food drive at The Foundry in the City of St. Louis on Wednesday evening to help with the impending food crisis as a result of the reduction of SNAP benefits

9. Presentations:

- Mayor Greenberg presented a resolution to Anthony Traxler, honoring and commending Anthony Traxler for his distinguished service as Assistant City Manager and Director of Public Works

10. Unfinished Business:

- a. **Bill 6297 – Amending the Maplewood Code of Ordinances, Section 50-90 — Tampering with motor vehicles, to add the offense of unlawfully gaining entry into motor vehicles and to update provisions related to tampering with motor vehicles**, was given its final reading.

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: Council Members thanked the City Attorney for his work on the ordinance

Roll Call Vote:

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

Outcome: Bill 6297 was approved as Ordinance 6091

11. New Business:

- a. **Approving a Malt Liquor by the Drink License and Sunday Liquor by the Drink License for Gateway Chicken, LLC d/b/a Gus's Fried Chicken at 7434 Manchester Road.**

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: The liquor licenses were approved

- b. **Resolution 25-47: Authorizing submission of a 2026 Municipal Waste Reduction Grant application to the St. Louis County Department of Public Health to conduct a document shredding event**

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Resolution 25-47 was approved

- c. **Bill 6298 – First and Second Reading: Amending the Maplewood Code of Ordinances, Chapter 2 — Administration, to enact new sections relating to open meetings and records** was given its first and second readings.

First Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: City Manager Withycombe explained that this year's Prop S budget was developed conservatively due to uncertainty regarding the costs of the Greenwood and Great Rivers Gateway construction projects. Now that those project costs have been received, the city is requesting a budget adjustment to include additional street projects.

Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

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

- d. **Bill 6299 – First and Second Reading: Amending the 2025-2026 fiscal year budget to increase the Proposition S budget for street and sidewalk improvements** was given its first and second readings

First Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: Mayor Greenberg asked the City Attorney whether the ordinance would provide officers with an effective tool to address car clouting. The City Attorney confirmed that the ordinance aims to address car clouting and that many municipalities have adopted similar ordinances making it a crime if someone is checking the handles of multiple doors on multiple cars.

Outcome: The bill was moved to its second reading

Second Reading:

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

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

12. Council and Staff Reports:

Mayor's Report:

Mayor Greenberg reported that he met with representatives of the Salvation Army to discuss options for providing shelter for unhoused persons during the winter. He also discussed the organization's after school program and the possibility of using their facility as an alternative location for a future senior center if the Immaculate Conception Church site is not available.

Ward 1 Report:

Council Member Wiley welcomed Halloween

Ward 2 Report:

Council Member Mattox reminded everyone to please slow down and look out for neighbors and children who will be in our neighborhoods on Halloween

Ward 3 Report: No report

City Attorney's Report: No report

City Manager's Report:

City Manager Withycombe gave the following updates:

- Revisions to the scope of the April 7, 2026, bond referendum, Proposition M.
- Filing for City Council elections closed today. Each ward has one candidate. Once the St. Louis County Election Board certifies the results, we will announce the official list of candidates.
- The transfer of Manchester Road from MODOT to the City is nearing completion. The section between Martini and Bartold will become City property once the paperwork is finalized, concluding a process that has been underway for many years.

Finance Director's Report:

Alexis Miller, Finance Director, presented the first quarter variance report to the Council, explaining any significant variances in revenues or expenses this quarter.

13. Public Comment:

- Jim Briehan, a member of the Plan and Zoning Commission, expressed concern regarding social media posts made by a commission member. He publicly criticized the behavior and recommended that the commission member resign.

14. Motion to Hold a Closed Session Pursuant to RSMo § 610.021(2) 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)]

No closed session meeting needed

15. Adjournment:

Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at **7:34 PM**.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on **October 28, 2025**.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: November 11, 2025



PUBLIC HEARING NOTICE

Conditional Use Permit

The Maplewood City Council will hold a Public Hearing on Tuesday, November 11, 2025, at 7 p.m. in the 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 James Lee to open a laundromat 2425 S. Big Bend Blvd,
Maplewood, MO 63143.**

The Maplewood Plan & Zoning Commission will meet on Monday, November 3, 2025 at 6:00 p.m. in the City Council Chambers, at 7601 Manchester Road regarding the same matter. The Maplewood Plan & Zoning Commission will vote on a recommendation to the City Council at this meeting.

Please contact Assistant City Manager Anthony Traxler with any specific questions relating to this matter at atraxler@maplewoodmo.gov or (314)-646-3635.

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 October 22, 2025, at Maplewood City Hall and maplewoodmo.gov

Published on October 24, 2025, in the St. Louis Countian

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND COMMENDING CAPTAIN PAUL SZYDLOWSKI ON THE OCCASION OF HIS RETIREMENT AFTER 30 YEARS OF SERVICE WITH THE CITY OF MAPLEWOOD

WHEREAS, Paul Szydlowski began his career with the City of Maplewood as a Firefighter/EMT on October 27, 1995; and

WHEREAS, through excellence in service and demonstrated leadership abilities, he has risen through the ranks of the department, being promoted to Captain in 2010; and

WHEREAS, throughout his 30 years of service, he has shown unwavering commitment to the safety and wellbeing of our community; and

WHEREAS, on October 7, 2024, Captain Szydlowski demonstrated extraordinary heroism during a devastating fire in Shrewsbury, entering a burning building and rescuing a young child and an adult from a second-story apartment; and

WHEREAS, Captain Szydlowski suffered a major cardiac event during this heroic rescue operation, yet his first concern remained for the residents he was sworn to protect; and

WHEREAS, his courageous actions earned him the Mid County Chamber of Commerce Hometown Hero Award in 2025; and

WHEREAS, Captain Szydlowski has garnered the admiration and respect of his colleagues and the entire community; and

WHEREAS, Captain Szydlowski will retire from service on November 17, 2025; and

WHEREAS, the City of Maplewood has greatly benefited from his dedication, heroism, and leadership.

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

The Mayor and City Council, on behalf of all of our citizens, do hereby honor and commend Captain Paul Szydlowski on his attainment of 30 years of service with the City of Maplewood; and

BE IT FURTHER RESOLVED that the City Council thanks Captain Paul Szydlowski for his 30 years of distinguished and courageous service to the Maplewood community and offers best wishes for a happy and fulfilling retirement.

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

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

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

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

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

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

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

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

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

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

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: November 7, 2025
Re: **Third Reading: Sunshine Law Ordinance**

This ordinance amends Chapter 2 of the Maplewood Code of Ordinances to establish a comprehensive open meetings and records policy in compliance with Missouri Sunshine Law requirements. Full details about the proposed amendment are available in the [October 28, 2025, meeting packet](#).

- First Reading: October 28, 2025 - Approved unanimously by voice vote
- Second Reading: October 28, 2025 - Approved unanimously by voice vote

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 2 — ADMINISTRATION, TO ENACT NEW SECTIONS RELATING TO OPEN MEETINGS AND RECORDS

WHEREAS, Section 610.028 of the Missouri Revised Statutes requires cities to adopt written Sunshine Law policies in compliance with Sections 610.010 to 610.030 relating to open records and meetings; and

WHEREAS, City staff recommends the enactment of new sections in Chapter 2 of the City's Code of Ordinances regarding the Missouri Sunshine Law and other City records; and

WHEREAS, the City Council finds it necessary to revise the City's Code of Ordinances to ensure compliance with state law.

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

Section I. Article 1 of Chapter 2 of the Maplewood Code of Ordinances is hereby enacted as follows:

Sec. 2-1. – Policy for open meetings and records.

- (a) It is the policy of the city that meetings, records, votes, actions and deliberations of the city be open to the public unless otherwise provided by law. To that end, the city hereby adopts all applicable provisions of ch. 610 RSMo, as amended (the Missouri Sunshine Law), as the open meetings and records policy of the city. This article and the Missouri Sunshine Law shall be liberally construed, and the exceptions strictly construed to promote this public policy.
- (b) Except as otherwise provided by law, all public meetings of the city public governmental bodies shall be open to the public as set forth in section 610.020 RSMo, all public records of the city shall be open to the public for inspection and copying as set forth in sections 610.023 to 610.026 RSMo, and all public votes of the city's boards and commissions and the city council shall be recorded as set forth in section 610.015 RSMo. A copy of the Missouri Sunshine Law shall be made available for public use, inspection and examination at the city hall during normal business hours.

Sec. 2-2. – Custodian designation; response to request for access to records.

- (a) The city clerk, or their designee, shall be the custodian of records and is responsible for maintenance and control of all records. The custodian may designate deputy custodians in operating departments of the city and such other departments or offices as the custodian may determine. Deputy custodians shall conduct matters relating to public records and meetings in accordance with the policies enumerated herein. All requests for access to public records must be made in writing and addressed to the custodian of records. To maintain the integrity of official records and compliance with the Missouri Sunshine Law, only the custodian is authorized to receive and respond to requests subject to state Sunshine Law requests on behalf of the city.
- (b) Each request for access to a public record shall be acted upon as soon as possible, but in no

event later than the end of the third business day following the date the request is received by the custodian of records. If records are requested in a certain format, the city shall provide the records in the requested format, if such format is available. If access to the public record is not granted immediately, the custodian shall give a detailed explanation of the cause for further delay and the place and earliest time and date that the record will be available for inspection. This period for document production may exceed three days for reasonable cause.

- (c) If a request for access is denied, the custodian shall provide, upon request, a written statement of the grounds for such denial. Such statement shall cite the specific provision of law under which access is denied and shall be furnished to the requester no later than the end of the third business day following the date that the request for the statement is received.
- (d) If the custodian responds to a request for public records in order to seek a clarification of the request and no response to the request for clarification is received by the city within 90 days, or within 150 days if the total fees requested by the city for fulfilling the request are greater than \$1,000.00, of sending the request for clarification, then such request for public records shall be considered withdrawn. This section shall not apply if a lawsuit has been filed against the city with regard to the records that are the subject of the request. The request for clarification by the custodian shall include notice to the requester that if the requester fails to respond within 90 days, or within 150 days if the total fees requested by the city for fulfilling the request are greater than \$1,000.00, then the request shall be considered withdrawn.
- (e) It shall be unlawful for any person to remove original public records from the city hall or other city office without written permission of the custodian.
- (f) The city shall not grant to any person or entity, whether by contract, license or otherwise, the exclusive right to access and disseminate any public record unless the granting of such right is necessary to facilitate coordination with, or uniformity among, industry regulators having similar authority.
- (g) Drafts, non-final versions of documents and other work product shall not constitute a "public record" unless as otherwise required by law. Nothing in this article shall be deemed to require retention of a document not otherwise required by law to be retained.
- (h) If a public record contains material which is not exempt from disclosure as well as material which is exempt from disclosure, the custodian shall separate the exempt and non-exempt material and make the non-exempt material available for examination and copying.

Sec. 2-3. – Meetings, records and votes to be public – exceptions.

All meetings, records and votes are open to the public, except that any meeting, record or vote relating to one or more of the matters set out in section 610.021 RSMo, as well as other materials designated elsewhere in this article or the Sunshine Law, shall be closed unless the city council votes to make them public or a court of competent jurisdiction orders disclosure of such closed record or vote. Before closing a meeting to the public, a majority of a quorum of the governmental body shall vote to do so in a public vote. The vote of each member of the governmental body on the question of closing the meeting or vote and the reason for closing the meeting by reference to a specific exception shall be announced at a public meeting and entered into the minutes.

Sec. 2-4. – Fees.

- (a) To the fullest extent permitted by law, the custodian is authorized to impose fees for the city's cost of document search, research and duplication in complying with records requests. The maximum fees to be imposed by the custodian shall be the maximum amount permitted by the Missouri Sunshine Law.

- (b) The custodian may request and receive payment prior to fulfilling the request.
- (c) The custodian shall provide notice that a request for public records shall be considered withdrawn if the requester fails to pay all fees within 90 days, or within 150 days if the fees are greater than \$1,000. Any request for records to the City that is pending on August 28, 2025, shall be considered withdrawn if the requester fails to remit all fees by January 1, 2026.
- (d) If the same or substantially similar request for public records is made within six months after a request was withdrawn for failure to respond to a request for clarification in accordance with subsection (d) of section 2-2, or for failure to remit the fees as required in this Section, then the city may request payment of the same fees for the original request in addition to any allowable fees necessary to fulfill the subsequent request.
- (e) Subsections (c) and (d) of this section shall not apply if a lawsuit has been filed against the city with regard to the records that are the subject of the request.
- (f) The city council has the authority to determine if fees should be waived for records requested by a member of the city council.

Sec. 2-5. – Legal defense of members of city governmental bodies.

- (a) The city council may provide for the legal defense of any officer, official or employee of the city charged with a violation of the Missouri Sunshine Law.
- (b) This article, along with any supplemental policies adopted by the city council, shall be considered the city open meetings and records policy in compliance with the Missouri Sunshine Law. This article and all other open meetings and records policies of the city shall be open to public inspection.
- (c) Any officer, official or employee of the city who complies with the city open meetings and records policy is not guilty of a violation of the provisions of the Missouri Sunshine Law or this article, and is not subject to civil liability or penalty for any act arising out of his adherence to the city open meetings and records policy.
- (d) No person who in good faith reports a violation of the provisions of the Missouri Sunshine Law or this article is civilly liable for making such report, nor, if such person is an officer or employee of the city, may such person be demoted, fired, suspended or otherwise disciplined for making such report.

Sec. 2-6. – Duty to preserve confidentiality.

Every officer, official and employee of the city who attends a closed meeting of that public governmental body, or who has been supplied with closed records, either of which was closed pursuant to the exceptions to the Sunshine Law contained in section 610.021 RSMo, has a duty to preserve the confidentiality of any and all information discussed or disclosed in that closed meeting and/or record. Any officer, official and employee of the city found to have breached this duty may be excluded from attending subsequent closed meetings or may be denied access to closed records. A repeated violation of this duty shall be considered an impeachable or terminable offense.

Sec. 2-7. – Access to closed records.

No person shall be entitled access to any closed record except as permitted by this section or as may be required by order of a court of competent jurisdiction. All closed records shall be subject to inspection and access by the mayor, city council, city manager, city clerk and city attorney subject to the following qualifications:

- (a) Lawfully closed records pertaining to the performance or conduct of any of the above-listed individuals shall be further closed to such individuals if the document identifies the individual and the statutory basis for closure on its cover;
- (b) Medical records may be disclosed only as provided in section 2-10 of this Code;
- (c) No such person who has declared a conflict of interest preventing that official from acting on the matter shall be entitled to access the closed record where the record contains information that would create a conflict of interest or an apparent conflict of interest;
- (d) Records otherwise specifically prohibited from disclosure by law shall be disclosed only as permitted by such law;
- (e) Access to a specific documents may be established other than as provided in this section by an order supported by an affirmative vote of two-thirds of the members of the city council.

Sec. 2-8. – Records regarding internal investigations and investigations of allegedly illegal conduct.

In order to allow the fullest cooperation by employees and members of the public in investigation of matters wherein an employee of the city is alleged to have engaged in any form of misconduct, all files, records and documents relating to investigations of allegations of misconduct by city employees will be considered to be personnel records and shall be closed records under the custody of the respective department head.

Sec. 2-9. – Records pertaining to operational guidelines, policies and specific response plans.

Because disclosure would impair the city's ability to protect the security or safety of persons or real property, and because the public interest in non-disclosure outweighs the public interest in disclosure under the circumstances, it is hereby determined that all operational guidelines, policies and specific response plans developed, adopted, or maintained by any agency, department, board or commission of the city responsible for law enforcement, public safety, first response, or public health for use in responding to or preventing any critical incident which is or appears to be terrorist in nature and which has the potential to endanger individual or public safety or health shall be closed records; except that financial records related to the procurement of or expenditures relating to operational guidelines, policies or plans purchased with public funds shall be open records.

Sec. 2-10. – Records pertaining to medical condition or history.

All information obtained by the city regarding medical examinations, medical conditions or medical histories of city employees or job applicants, if retained by the city, shall be collected and maintained on separate forms and in separate medical files and shall be treated as closed and confidential records, except that:

- (a) Supervisors and managers may be informed regarding necessary restrictions on the work duties of employees and necessary accommodations;
- (b) First aid and safety personnel may be informed, when appropriate, if the information reflects the existence of a disability which might require emergency treatment; or
- (c) Government officials investigating compliance with state or federal law pertaining to treatment of persons with disabilities may be allowed access to such records.

Sec. 2-11. – Records containing confidential, proprietary or private information.

- (a) In order to protect reasonable expectations of privacy on the part of persons having dealings with the city, city records containing information or entries of a personal, confidential, private or proprietary nature, including, but not limited to, income, sales data, financial circumstances, household and family relationships, social security numbers, dates of birth, insurance information and other information which reasonable persons generally regard as private and not a customary subject for public discourse, which information or entries have been provided to the city by one complying with regulations requiring the disclosure of such information, shall be, to the extent authorized by law, excised from copies of city records disclosed or provided to members of the public other than those persons to whom the information or entries pertain. Persons desiring access to information or entries excised from such records may file a supplementary written request with the city clerk for disclosure of material to be specified in the request, which request should state:
- (1) Whether the requesting party has informed persons to whom the requested information pertains of the request; and
 - (2) All reasons why the requesting party believes disclosure by the city of the specified information is in the public interest.
- (b) In addition to any other remedies available to the city provided by law, the city clerk may afford all interested parties a reasonable opportunity to seek judicial review of or relief from the proposed disclosure. The city clerk, with the approval of the city council, may also utilize the procedures for judicial determination and/or opinion solicitation provided by law.

Sec. 2-12. – Procedures for addressing public accessibility.

The city or custodian, if in doubt about the legality of closing a particular meeting, record or vote, may, subject to approval by the city council, bring suit in the 21st judicial circuit court to ascertain the propriety of such action. In addition, subject to approval by the city council, the city or custodian may seek a formal opinion of the Attorney General or an attorney for the city regarding the propriety of such action. In such events, any proposed closed meeting or public access to the record or vote shall be deferred for a reasonable time pending the outcome of the actions so taken.

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

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: November 7, 2025
Re: **Third Reading: Proposition S Budget Amendment for FY 2025-2026**

This budget amendment increases the Proposition S budget for fiscal year 2025-2026 to add street, sidewalk, and street lighting improvement projects, including McCready Avenue overlay, Marshall Avenue concrete slab repair, Laclede Station Road overlay, and a bump out with sewer work at Greenwood and Canterbury. The total budget increase is \$203,966.58. Full details about the proposed amendment are available in the [October 28, 2025, meeting packet](#).

- First Reading: October 28, 2025 - Approved unanimously by voice vote
- Second Reading: October 28, 2025 - Approved unanimously by voice vote

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE 2025-2026 FISCAL YEAR BUDGET TO INCREASE THE PROPOSITION S BUDGET FOR STREET AND SIDEWALK IMPROVEMENTS

WHEREAS, the City Council previously approved the 2025-2026 fiscal year budget with Proposition S funding allocated for the City's share of the Greenwood Boulevard multimodal project; and

WHEREAS, bids for the Greenwood Boulevard multimodal project have been received, providing clarity on available resources and capacity; and

WHEREAS, the City has identified additional street and sidewalk improvements authorized by voters as part of Proposition S; and

WHEREAS, the expanded scope of work requires a budget increase of \$203,966.58 to complete these additional improvements; and

WHEREAS, these improvements will construct, reconstruct, extend, repair, and improve city streets and sidewalks for the benefit of Maplewood residents.

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

Section I. The City Council hereby appropriates additional revenue and amends the 2024-2025 Capital Improvement Fund Budget as follows:

The Capital Outlay Department (Division 0000) and line item number 43-0000-70002 Capital Outlay, is increased by \$203,966.58 from \$807,000 to \$1,010,966.58.

TOTAL PROPOSITION S FUNDS: \$1,010,966.58

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

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: November 7, 2025
Re: **Acting City Manager Designation**

Pursuant to Charter Section 5.3, I am designating Fire Chief Peter Marsac to serve as Acting City Manager when I am temporarily absent or unavailable. The enclosed resolution will formalize this administrative arrangement and authorize Chief Marsac to exercise the powers and perform the duties of City Manager, including emergency decision-making, to ensure continuity of city operations.

Chief Marsac has served the City of Maplewood for more than 25 years, and he is the longest-serving employee among our department heads. His extensive experience managing emergency operations and his proven administrative capabilities make him well-qualified to serve in this temporary capacity.

This designation reflects an evolution in our organizational structure. Anthony Traxler previously held the combined title of Public Works Director and Assistant City Manager, serving as Acting City Manager during the City Manager's temporary absence. With the recent posting of a revised Public Works and Planning Director position, I am removing the Assistant City Manager duties from that role. During my tenure, those duties have consisted primarily of decision-making authority and approving financial transactions when I am out of town.

All administrative functions necessary for day-to-day city operations are already covered under the responsibilities of our department heads and the city manager. Based on this operational reality and the size of our organization, I have elected not to continue the Assistant City Manager title. Temporary coverage of city manager duties can be effectively performed by a qualified department head without creating an additional position level that elevates one employee's authority over direct peers.

This approach represents an organizational structure that serves our current operational needs while maintaining efficiency and clear lines of authority. The designation allows for coverage during my absence without establishing permanent hierarchical layers.

RESOLUTION

R25-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING THE DESIGNATION OF FIRE CHIEF PETER MARSAC AS ACTING CITY MANAGER DURING THE CITY MANAGER'S TEMPORARY ABSENCE OR UNAVAILABILITY

WHEREAS, Section 5.3 of the City of Maplewood Charter provides that the City Manager shall designate, subject to approval of the Council, a qualified city administrative officer to exercise the powers and perform the duties of City Manager during the City Manager's temporary absence or unavailability; and

WHEREAS, Fire Chief Peter Marsac is a qualified city administrative officer as a full-time employee of the City and meets the requirements of the Charter.

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

Section I. The City Council approves the designation of Fire Chief Peter Marsac as Acting City Manager to exercise the powers and perform the duties of City Manager when the City Manager is temporarily absent or unavailable.

Section II. This designation is effective immediately and does not alter Chief Marsac's position or duties as Fire Chief.

Section III. This Resolution shall be filed with the City Clerk as required by Charter Section 5.3.

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: November 7, 2025
Re: **Police Advisory Board Appointments**

Attached are resolutions for the appointment of the following individuals to the new Police Advisory Board:

- Rev. Andy Bryan, Maplewood United Methodist Church pastor (Ward 3)
- Corinne Char, Ward 2 resident
- Kevin Chase, Ward 1 resident
- Linda Robinson, Ward 2 resident
- Sheila Suderwall, Ward 3 resident and Artists First executive director (Ward 2)

These recommendations reflect the Mayor's selections following thoughtful input provided by individual Council Members regarding qualified candidates who will serve the board's mission of enhancing community engagement and supporting departmental strategic objectives.

The proposed appointees represent a well-balanced composition across demographic characteristics, lived experiences, professional backgrounds, and ward representation. This diversity will ensure the board benefits from varied perspectives while maintaining strong connections throughout the Maplewood community.

Term expiration dates have been staggered based on each applicant's submission date to establish rotation and ensure continuity of board membership. This approach will prevent wholesale turnover and allow experienced members to mentor newly appointed members in future years.

RESOLUTION

R25-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING ANDY BRYAN TO THE POLICE ADVISORY BOARD AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2029

WHEREAS, the City of Maplewood established the Police Advisory Board pursuant to Ordinance No. 6089 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; and

WHEREAS, Andy Bryan has expressed a willingness to serve on the Police Advisory Board; and

WHEREAS, a vacancy exists on the Police Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Andy Bryan is hereby appointed to the Police Advisory Board; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2029.

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING CORINNE CHAR TO THE POLICE ADVISORY BOARD AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2029

WHEREAS, the City of Maplewood established the Police Advisory Board pursuant to Ordinance No. 6089 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; and

WHEREAS, Corinne Char has expressed a willingness to serve on the Police Advisory Board; and

WHEREAS, a vacancy exists on the Police Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Corinne Char is hereby appointed to the Police Advisory Board; and

BE IT FURTHER RESOLVED that her term of office is established as expiring June 30, 2029.

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING SHEILA SUDERWALLA TO THE POLICE ADVISORY BOARD AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, the City of Maplewood established the Police Advisory Board pursuant to Ordinance No. 6089 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; and

WHEREAS, Sheila Suderwalla has expressed a willingness to serve on the Police Advisory Board; and

WHEREAS, a vacancy exists on the Police Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Sheila Suderwalla is hereby appointed to the Police Advisory Board; and

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

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING LINDA ROBINSON TO THE POLICE ADVISORY BOARD AND ESTABLISHING HER TERM OF OFFICE AS EXPIRING JUNE 30, 2028

WHEREAS, the City of Maplewood established the Police Advisory Board pursuant to Ordinance No. 6089 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; and

WHEREAS, Linda Robinson has expressed a willingness to serve on the Police Advisory Board; and

WHEREAS, a vacancy exists on the Police Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Linda Robinson is hereby appointed to the Police Advisory Board; and

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

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

RESOLUTION

R25-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING KEVIN CHASE TO THE POLICE ADVISORY BOARD AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2027

WHEREAS, the City of Maplewood established the Police Advisory Board pursuant to Ordinance No. 6089 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; and

WHEREAS, Kevin Chase has expressed a willingness to serve on the Police Advisory Board; and

WHEREAS, a vacancy exists on the Police Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Kevin Chase is hereby appointed to the Police Advisory Board; and

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

Passed this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 11th day of November, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: November 6, 2025
Re: **Petition #2025-10 - Review and recommendation of a request for a conditional use permit to operate a laundromat facility at 2425 S. Big Bend Blvd**

BACKGROUND

The subject property, 2425 S. Big Bend Blvd, is zoned AB Arterial Business District and is located at the northwest corner of Big Bend Blvd and Rannells Avenue. The site is fully developed supporting a one-story building that previously supported a 7-11 convenience store.

ZONING REQUEST

The petitioner, Jame Lee, is requesting a Conditional Use Permit to allow a laundromat facility at 2425 S. Big Bend Blvd.

PLAN & ZONING ISSUES

- 1. Business Operations:** The petitioner has indicated typical hours of operation will be 6 a.m. to 11 p.m. seven days a week. The laundromat will be a typical coin-operated laundromat facility.
- 2. Parking:** The parking code does not specifically address parking needs for a laundromat. However, to determine parking needs for a laundromat, feasible requirements would be one parking space for every two washing machines. This is the most frequently used calculation for these facilities because most patrons utilize two washing machines per visit. Washing machines are a better indicator to determine parking requirements than dryers because patrons occasionally combine wash loads into one dryer. The site currently has 12 parking spaces which would allow 24 washing machines. If the business owner chooses to restripe the parking lot to accommodate 13 parking spaces, which is feasible within the given dimensions, 26 washing machines would be allowed.
- 3. Impact on Adjacent Properties:** Because the site is adjacent to a residential neighborhood, the principal concern staff has is dryer exhaust odor impacting adjacent residential properties. This has been a complaint from residents on Elm Avenue because the laundromat on Big Bend south of Flora Avenue has dryer exhausts to the rear of the building that direct dryer exhaust onto adjacent residential properties.

To minimize or alleviate this concern, the conditional use ordinance will require that dryers be vented via the rooftop. This will avoid the discharge of dryer exhaust onto adjacent residential properties. The prevailing winds should also carry the exhaust eastward, away from the adjacent residential neighborhood and toward the laundromat's

parking lot (toward S. Big Bend Blvd.).

The conditional use ordinance will also require that dryers must be able to capture a minimum of 98% of dryer generated lint (lint absorbs dryer exhaust odor). These dryers are significantly more expensive, but the petitioner has agreed to install these dryers. Visit <https://speedqueencommercial.com/en-us/procapture/> to see the dryers that will be installed and learn more about the process.

CONDITIONAL USE PERMIT STANDARDS FOR APPROVAL

In presenting any application for a Conditional Use Permit, the petitioner must demonstrate that the proposed conditional uses meet the “Standards for Approval” criteria set forth in Section 56-877, Procedures for a conditional use permit, of the Zoning Code.

FINDING:

Staff recommends approval of the conditional use permit based on the following findings:

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

9. The proposed use will not place an undue burden on municipal services because the scale and nature of the laundromat operation does not require extraordinary police, fire, or public works support beyond that which is typical for commercial uses in the district.

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

WHEREAS, James Lee has applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-1063 (I) of the Maplewood Code of Ordinances to operate a self-service laundromat at 2425 S. Big Bend Boulevard; and

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

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

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

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

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

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

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

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

FINDINGS OF FACT

Petition No.: 2025-10
Petitioner: James Lee
Property: 2425 S. Big Bend Boulevard
Zoning District: AB Arterial Business District
Proposed Use: Self-Service Laundromat

BACKGROUND

The Mayor and City Council of the City of Maplewood, Missouri, having considered the application for a Conditional Use Permit, the recommendation of the Plan and Zoning Commission, public testimony, and the staff report, hereby make the following findings of fact pursuant to Section 56-877 of the Maplewood Code of Ordinances:

FINDINGS

- a. The proposed use complies with all applicable provisions of the Zoning Code because laundromats are conditionally permitted in the AB Arterial Business District and the application satisfies all district requirements including setbacks, lot coverage, and building height standards.
- b. The proposed use will contribute to and promote the community welfare and convenience because it will provide a needed service to residents in the surrounding area and fills a commercial use appropriate for the arterial business corridor.
- c. The proposed use will not cause substantial injury to the value of neighboring property because the property has historically supported commercial uses, the site is adequately buffered from adjacent residential properties, and the conditional use requirements mitigate potential impacts through rooftop dryer exhaust venting and high-efficiency lint capture systems.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions because commercial uses are intended for this location along the Big Bend Boulevard corridor and the proposed use is consistent with the character of the AB District.
- e. The proposed use will provide adequate off-street parking and loading areas in accordance with the standards of the Zoning Code because the site contains twelve parking spaces, which accommodates the parking requirement of one space per two washing machines as specified in the conditional use ordinance.
- f. The proposed use will not substantially increase traffic hazards because the site has adequate access to Big Bend Boulevard, a major arterial roadway capable of handling the traffic generated by the laundromat, and existing curb cuts and site circulation are sufficient for the proposed use.
- g. The proposed use will not substantially increase fire hazards because the building complies with current fire codes, the laundromat operation includes appropriate fire suppression systems, and dryer equipment will meet safety standards.

- h. The proposed use will not overtax public utilities because existing water, sewer, and electrical infrastructure serving the site have adequate capacity to support the laundromat operations.
- i. The proposed use will not place an undue burden on municipal services because the scale and nature of the laundromat operation does not require extraordinary police, fire, or public works support beyond that which is typical for commercial uses in the district.

CONCLUSION

Based upon the foregoing findings of fact, the Mayor and City Council conclude that the application for a Conditional Use Permit to operate a self-service laundromat at 2425 S. Big Bend Boulevard satisfies the standards set forth in Chapter 56, Division 6 of the Maplewood Code of Ordinances and should be approved subject to the conditions specified in the ordinance granting such permit.

Adopted by the City Council of the City of Maplewood, Missouri on December 9, 2025, in support of Ordinance No. ____ granting a Conditional Use Permit to James Lee.

Memorandum



To: Mayor and City Council
From: Alexis Miller, Finance Director
Date: November 7, 2025
Re: **FY 2024-2025 and FY 2025-2026 Budget Amendment Ordinances**

FY 2024-2025 Budget Amendment

Missouri statute requires that expenditures by division be equal to or less than the amount budgeted. When actual expenditures exceed budgeted amounts due to unforeseen circumstances or operational needs, a budget amendment is necessary to bring the budget into compliance.

This amendment addresses several categories of adjustments, including expenditures that were allocated from more appropriate accounts than originally budgeted (such as debt service payments), unforeseen costs that emerged during the fiscal year, and operational expenditures that exceeded initial projections. These adjustments reflect actual spending patterns and ensure the City's financial records accurately represent the fiscal year's operations.

This budget amendment is a procedural requirement for the audit and does not authorize new spending, as these expenditures have already occurred during FY 2024-2025. The amendment simply reconciles the adopted budget with actual expenditures to maintain compliance with statutory requirements and provide an accurate financial record for audit purposes.

FY 2025-2026 Budget Amendment

The current fiscal year budget amendment addresses costs within the Parks, Public Works, and Capital divisions that require budget adjustments to accommodate operational needs and project expenditures. This amendment ensures adequate budget authority in these divisions to continue essential services and capital projects through the remainder of the fiscal year.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI,
AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO ADJUST BUDGET APPROPRIATIONS

WHEREAS, the City Council previously adopted the budget for all funds in the fiscal year 2024-2025 budget; and

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

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

WHEREAS, these budget amendments are necessary to reconcile the adopted budget with actual expenditures and ensure compliance with statutory requirements for the annual audit.

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

Section I. The City Council hereby amends the 2024-2025 General Fund Budget as follows:

The Legislative Department (Division 0100) and line-item number 11-0100-40010 Regular Salaries, is increased by \$971.00 from \$0.00 to \$971.00

The Executive Department (Division 0200) and line-item number 11-0200-60260 Insurance and Bonds, is increased by \$27,556.00 from \$551,368.00 to \$578,924.00

The Public Safety (Division 0400) and line-item number 11-0400-40010 Regular Salaries, is increased by \$41,678.00 from \$3,176,318.00 to \$3,217,996.00

The Public Safety Department (Division 0400) and line-item number 11-0400-69999 Transfer of Expenses to Prop P, is decreased by \$43,922.00 from \$4,670,202.00 to \$4,626,280.00

The Capital Outlay Department (Division 0000) and line-item number 11-0000-70515 Capital Outlay- General Fund, is increased by \$9,999.00 from \$0.00 to \$9,999.00

The Capital Outlay Department (Division 0500) and line-item number 11-0500-70010 Capital Outlay – Fire Department, is increased by \$8,900.00 from \$0.00 to \$8,900.00

TOTAL GENERAL FUND CHANGE IN APPROPRIATION: \$45,182.00

Section II. The City Council hereby amends the 2024-2025 Public Safety Pension Tax Fund Budget as follows:

The Public Safety Department (Division 0000) and line-item number 16-0000-70000 Payments to LAGERS, is increased by \$8,035,139.00 from \$713,100.00 to \$8,748,239.00

TOTAL PUBLIC SAFETY PENSION TAX FUND CHANGE IN APPROPRIATION: \$8,035,139.00

Section III. The City Council hereby amends the 2024-2025 Hanley Road Special Allocation Fund Budget as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Repair/Maintenance Supplies, is increased by \$983.00 from \$4,000.00 to \$4,983.00

TOTAL SEWER LATERAL FUND CHANGE IN APPROPRIATION: \$983.00

Section VI. The City Council hereby amends the 2024-2025 ¼ Cent Fire Sales Tax Fund Budget as follows:

The Public Safety Department (Division 0000) and line item number 32-0000-69999 Transfer expenses to GF, is increased by \$876,721.00 from \$1,228,002.00 to \$2,104,723.00

TOTAL FIRE SALES TAX FUND CHANGE IN APPROPRIATION: \$876,721.00

Section VII. The City Council hereby amends the 2024-2025 Deer Creek TIF Fund Budget as follows:

The Interest and Fiscal Charges Department (Division 0000) and line-item number 38-0000-82100 Interest Expense, is increased by \$51,063.00 from \$0.00 to \$51,063.00

The Interest and Fiscal Charges Department (Division 0000) and line-item number 38-0000-82101 Interest Expense SRS 2013B, is increased by \$103,469.00 from \$0.00 to \$103,469.00

The Interest and Fiscal Charges Department (Division 0000) and line-item number 38-0000-82200 Fees/Cost of Issuance, is increased by \$46,610.00 from \$0.00 to \$46,610.00

TOTAL DEER CREEK TIF FUND CHANGE IN APPROPRIATION: \$201,142.00

Section VIII. The City Council hereby amends the 2024-2025 Firehouse Bond Fund Budget as follows:

The Debt Service Department (Division 0000) and line-item number 39-0000-82000 Principal Payment, is increased by \$155,171.00 from \$0.00 to \$155,171.00

The Interest and Fiscal Charges Department (Division 0000) and line-item number 39-0000-82100 Interest Payment, is increased by \$115,800.00 from \$0.00 to \$115,800.00

TOTAL FIREHOUSE BOND FUND CHANGE IN APPROPRIATION: \$270,971.00

Section IX. The City Council hereby amends the 2024-2025 Proposition P Fund Budget as follows:

The Public Safety Department (Division 0000) and line-item number 40-0000-69999 Transfer expenses from GF, is increased by \$534,456.00 from \$3,985,101.00 to \$4,519,557.00

The Capital Outlay Department (Division 0000) and line-item number 40-0000-70010 Capital Outlay, is increased by \$5,035.00 from \$0.00 to \$5,035.00

TOTAL PROPOSITION P FUND CHANGE IN APPROPRIATION: \$539,491.00

Section X. The City Council hereby appropriates additional revenue and amends the 2024-2025 Proposition S Fund Budget as follows:

The Street Projects (Division 0000) and line-item number 43-0000-30920 Interest, is increased by

\$6,253.00 from \$0.00 to \$6,253.00

The Street Projects (Division 0000) and line-item number 43-0000-82222 Underwriter Discount, is increased by \$88,688.00 from \$0.00 to \$88,688.00

The Street Projects (Division 0000) and line-item number 43-0000-82200 Fees/Cost of Issuance, is increased by \$84,523.00 from \$0.00 to \$84,523.00

The Street Projects (Division 0000) and line-item number 43-0000-39000 Proceeds from Debt, is increased by \$6,000,000.00 from \$0.00 to \$6,000,000.00

The Street Projects (Division 0000) and line-item number 43-0000-39001 Premium on Debt Issued, is increased by \$358,630.00 from \$0.00 to \$358,630.00

TOTAL PROPOSITION S FUND CHANGE IN APPROPRIATION: \$6,538,094.00

Section XI. Supplemental Tables

General Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
11-0100-40010	Regular Salaries	\$0.00	\$971.00	\$971.00
11-0200-60260	Insurance & Bonds	\$551,368.00	\$578,924.00	\$27,556.00
11-0400-40010	Regular Salaries	\$3,176,318.00	\$3,217,996.00	\$41,678.00
11-0400-69999	Transfer	\$4,670,202.00	\$4,626,280.00	(\$43,922.00)
11-0000-70515	Capital Outlay	\$0.00	\$9,999.00	\$9,999.00
11-0500-70010	Capital Outlay	\$0.00	\$8,900.00	\$8,900.00

Public Safety Pension Tax Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
16-0000-70000	Payments to LAGERS	\$713,100.00	\$8,748,239.00	\$8,035,139.00

Hanley Road Special Allocation Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
23-0000-82000	Principal Payments	\$0.00	\$1,650,000.00	\$1,650,000.00
23-0000-60590	Trustee Payments	\$1,101,300.00	\$80,290.00	(\$1,021,010.00)

Capital Improvement Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
24-0000-50330	Repairs & Maint.	\$0.00	\$896.00	\$896.00
24-0000-50403	Signage Material	\$0.00	\$82.00	\$82.00
24-0000-50404	Concrete Materials	\$0.00	\$201.00	\$201.00
24-0000-50405	Asphalt Materials	\$0.00	\$53.00	\$53.00
24-0000-60440	IT Support Services	\$201,560.00	\$225,559.00	\$23,999.00
24-0000-70001	Capital Outlay – Public Works	\$302,506.00	\$26,239.00	(\$276,267.00)
24-0000-71070	Greenwood RR Cross.	\$320,000.00	\$245,799.00	(\$74,201.00)
24-0000-82000	Principal Payments	\$0.00	\$338,907.00	\$338,907.00
24-0000-82100	Interest Payments	\$0.00	\$37,800.00	\$37,800.00

24-0000-39000	Proceeds from Debt	\$0.00	\$431,731.00	\$431,731.00
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Sewer Lateral Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
29-0000-50330	Repair/Maint Supplies	\$4,000.00	\$4,983.00	\$983.00

Fire Sales Tax Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
32-0000-69999	Transfer Exp from GF	\$1,228,002.00	\$2,104,723.00	\$876,721.00

Deer Creek TIF Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
38-0000-82100	Principal Payment	\$0.00	\$51,063.00	\$51,063.00
38-0000-82101	Interest Payment	\$0.00	\$103,469.00	\$103,469.00
38-0000-82200	Fees/Cost of Issuance	\$0.00	\$46,610.00	\$46,610.00

Firehouse Bond Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
39-0000-82000	Principal Payment	\$0.00	\$155,171.00	\$155,171.00
39-0000-82100	Interest Payment	\$0.00	\$115,800.00	\$115,800.00

Proposition P Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
40-0000-69999	Transfer	\$3,985,101.00	\$4,519,557.00	\$534,456.00
40-0000-70010	Capital Outlay	\$0.00	\$5,035.00	\$5,035.00

Proposition S Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
43-0000-30920	Interest	\$0.00	\$6,253.00	\$6,253.00
43-0000-82222	Underwriter Discount	\$0.00	\$88,688.00	\$88,688.00
43-0000-82200	Fees/Cost of Issuance	\$0.00	\$84,523.00	\$84,523.00
43-0000-39000	Proceeds from Debt	\$0.00	\$6,000,000.00	\$6,000,000.00
43-0000-39001	Premium on Debt Iss.	\$0.00	\$358,630.00	\$358,630.00

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

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

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

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

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

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

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

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

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

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

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

TOTAL GENERAL FUND CHANGE IN APPROPRIATION: \$0.00

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

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

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

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

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

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

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

2026 ½-Cent Capital Fund Budget as follows:

The Capital Improvements (Division 0400) and line-item number 24-0400-70010 Capital Outlay, is decreased by \$8,000.00 from \$285,813.00 to \$277,813.00

The Capital Outlay Department (Division 0000) and line-item number 24-0000-70150 City Hall Improvements, is increased by \$8,000.00 from \$5,000.00 to \$13,000.00

The Capital Improvements (Division 0400) and line-item number 24-0400-70010 Capital Outlay, is decreased by \$3,000.00 from \$285,813.00 to \$274,813.00

The Capital Outlay Department (Division 0000) and line-item number 24-0000-70150 City Hall Improvements, is increased by \$3,000.00 from \$5,000.00 to \$16,000.00

TOTAL ½-CENT CAPITAL FUND CHANGE IN APPROPRIATION: \$0.00

Section IV. Supplemental Tables

General Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
11-0600-60311	Electric	\$4,900.00	\$8,900.00	\$4,000.00
11-0600-40010	Regular Salaries	\$685,385.19	\$681,385.19	(\$4,000.00)

Parks and Stormwater Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
28-0300-60313	Water	\$1,500.00	\$16,000.00	\$14,500.00
28-0300-60311	Electric	\$41,200.00	\$46,800.00	\$5,600.00
28-0400-70010	Capital Outlay	\$32,500.00	\$13,000.00	(\$19,500.00)
28-0400-70010	Capital Outlay	\$13,000.00	\$5,000.00	(\$8,000.00)

Capital Improvement Fund Budget Changes				
Account Number	Description	Current Budget	Amended Budget	Difference
24-0400-70010	Capital Outlay	\$285,813.00	\$277,813.00	(\$8,000.00)
24-0000-70150	City Hall Improv.	\$5,000.00	\$13,000.00	\$8,000.00
24-0400-70010	Capital Outlay	\$285,813.00	\$274,813.00	(\$3,000.00)
24-0000-70150	City Hall Improv.	\$5,000.00	\$13,000.00	\$3,000.00

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

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



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

The enclosed ordinance calls for a bond election on April 7, 2026, to place Proposition M before Maplewood voters. This ordinance is required to formally authorize the ballot question and notify the St. Louis County Board of Election Commissioners. The ordinance content was provided by Gilmore & Bell, the City's bond counsel, and conforms to all legal requirements in Missouri statutes.

Proposition M asks voters to authorize the issuance of \$10.6 million in general obligation bonds for the purpose of constructing, repairing, renovating, extending, improving, furnishing and equipping City Hall and the police facility. As Council has discussed in previous sessions, this project addresses critical infrastructure needs in the 60-year-old City Hall building.

The bond will fund comprehensive improvements including police facility expansion to accommodate department personnel in spaces that meet best practices and accreditation standards; secure areas for police vehicle storage and suspect processing; ADA accessibility improvements throughout the facility; infrastructure modernization for outdated building systems; and enhanced working environments for city employees serving Maplewood residents.

The authorization of these bonds will require a debt service levy of \$0.53 per \$100 of assessed valuation over the 20-year bond term, an increase from the current levy of \$0.28. For a home with a market value of \$300,000 (assessed value of \$57,000), this represents a monthly increase of approximately \$11.86, or \$142.32 annually.

Following adoption of this ordinance, staff will notify the Board of Election Commissioners no later than 5:00 p.m. on January 27, 2026. Staff will continue working with bond counsel on all procedural requirements and with Novella to implement the voter education campaign planned for early 2026.

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

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

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

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

PROPOSITION M

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

YES ☐
NO ☐

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

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

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

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

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

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

Passed this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

NOTICE OF BOND ELECTION

CITY OF MAPLEWOOD, MISSOURI

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

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

TUESDAY, APRIL 7, 2026

PROPOSITION _____

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

YES ☐
NO ☐

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

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

PRECINCT

POLLING PLACE

DATED: _____, 20____.

Board of Election Commissioners of
St. Louis County, Missouri

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: November 7, 2025
Re: City Manager's Report – **UPDATED 11/11/25**

April 7, 2026, City Council Elections

In addition to Prop M, the April 7, 2026 ballot in Maplewood will include Council seats in Wards 1, 2, and 3. Council Members Garcia (Ward 1) and Mattox (Ward 2) have filed to retain their seats and will be running unopposed. Council Member Faulkingham has made the difficult decision not to seek reelection for his Ward 3 seat. Plan and Zoning Commission Member Mark Vanden Akker filed for the Ward 3 Council seat and will be running unopposed. The St. Louis County Board of Elections has certified and approved all three candidates' signature petitions. This completes the ballot content to be submitted by the city for the April 7, 2026, election.

Yale/Manchester Area Neighborhood Investment Updates

Staff continues to work on comprehensive strategies to address public safety concerns in the Yale/Manchester corridor while meeting the transit and subsistence needs of vulnerable community members. This update provides context on several parallel initiatives and seeks Council direction on implementation priorities.

Calls for Service Analysis

As detailed in Chief Nighbor's memo included in this packet, calls for service to the Yale bus shelter location have decreased since the bench removal. However, this metric alone does not capture the full complexity of the situation. The decrease is attributable to fewer individuals gathering at that specific location as well as seasonal weather changes.

The shelter has for many years been a congregation point for individuals engaging in drug use, drug sales, and alcohol consumption, which have led to disturbances and assaults. The city's primary objective remains public safety for all persons, including residents, community stakeholders, and visitors. Because groups often gather at the shelter—many not utilizing transit or services such as the food pantry—there has been an ongoing risk of violence or escalation resulting in injury to innocent bystanders. Without consistent officer presence—which poses risks of creating perceptions of over-policing vulnerable populations—enforcement of these criminal offenses remains challenging. The area has also experienced multiple shooting incidents over the past several years, reinforcing these concerns.

Maplewood detectives recently conducted arrests at a nearby building involving individuals tied to illegal firearm possession and drug sales. These enforcement actions have reduced criminal activity at that location; however, some activity appears to have shifted elsewhere in the vicinity, reflecting evolving criminal patterns rather than complete displacement.

Although interventions such as bench removal and targeted enforcement have yielded some short-term results, serious criminal activity persists in the broader Yale area. Continued monitoring, strategic enforcement, and community engagement are necessary to address the evolving nature of public safety challenges in this location.

Recent Public Safety Incidents

Over the weekend of November 7 - 9, two separate gun violence incidents occurred in the Yale/Lyndover/Bellevue area:

- November 7 - One incident involved a firearm discharge after an argument between several acquaintances.
- November 9 - The second involved multiple rounds fired at a vehicle.

An errant round from the November 9 incident penetrated the window of an occupied apartment. Fortunately, no injuries were reported. Both cases remain under active investigation.

Drug-related activity and illegal firearm transactions continue to play a significant role in local violent crime.

Shots Fired Analysis

A review of ECDC CAD calls for service related to shots fired incidents provides important context for understanding the scope of gun violence in Maplewood. Between January 1, 2024, and November 11, 2025, the city received 56 total shots fired complaints. Of these incidents, 12.5% were confirmed as actual shots fired through police investigation.

The Bellevue/Lyndover/Yale/Manchester area accounted for 25% of all shots fired complaints and 42.8% of all confirmed shots fired incidents during this period. The concentration of confirmed gun violence in this specific geographic area, representing approximately one square block, is significantly disproportionate and underscores the persistent public safety challenges in this corridor. While shots fired calls occur throughout the city, the disproportionate share of confirmed incidents in this area demonstrates that interventions must address not just isolated events but a pattern of persistent gun violence.

Police Community Engagement Center

Staff is working with a property owner to establish a police community engagement center at 7157 Lyndover as a means to create a more positive police presence in the neighborhood that isn't focused on response calls but instead supports deterrence and community engagement through events and relationship-building.

Citizens for Modern Transit Partnership Opportunity

Citizens for Modern Transit (CMT) has indicated they would approve the city's request for bus benches on both the north and south sides of Manchester Road in the 7100 block if Council wishes to move forward with this opportunity. These benches would be donated by CMT as part of the organization's [Story of a Bench placemaking program](#). The city would be responsible for installing and maintaining the two benches, with installation potentially occurring as early as December 5, 2025. The benches include an arm bisecting the full stretch of the seating area. Staff

are currently measuring sidewalk distances to recommend optimal placement that maintains ADA compatibility.

CMT has additionally offered to support the city in pursuing grant funding to add a new bus shelter in the 7100 block of Manchester, as well as funding to update existing bus shelters along the Manchester corridor. Staff seeks Council direction on whether to finalize the CMT bench opportunity within the context of the larger set of efforts described below.

Yale Green Space Improvements and Food Pantry Relocation

Staff is conducting a community survey to gather input on improvements to Yale Green Space. The survey remains open at <https://cityofmaplewoodmo.rja.revize.com/forms/12706> and will continue to inform capital investment decisions for this space. One motivation behind the planned upgrades is to implement benches and gathering spaces in a location adjacent to the bus shelter that provides community amenities. Yale Open Space is much larger than the bus shelter with more opportunity for developing amenities for all community members to use.

Council Member Mattox has submitted a grant request to the Maplewood Community Fund, on behalf of MapleGood where she manages the Yale Pantry, for a new pantry structure. Staff will work with MapleGood to identify an adjacent location for the pantry that would utilize a more durable structure sitting off the ground, improving accessibility and weatherproofing compared to the current setup.

These capital investment decisions are not unrelated to decisions about transit amenities and the shelter, as they collectively shape how the broader neighborhood functions and serves residents.

Community Advocacy and Council Direction

Staff is aware that a community advocacy group has circulated a petition calling for restoration of the bench and power at the Yale bus shelter, and assurances that the food pantry will remain at the bus shelter location. While the petition has not been formally delivered to the city, the advocacy effort reflects community members' assessment that public safety concerns can be addressed without removal of these amenities.

Staff seeks some clarity regarding whether our efforts—including improving transit amenities through the CMT partnership, upgrading the pantry to a more accessible adjacent location, and investing in power and capital improvements in Yale Green Space—will help to meet the objectives outlined in the petition, or whether having these amenities specifically under the Yale bus shelter is the group's goal. This distinction is important because retaining these amenities under the bus shelter will preclude a redevelopment opportunity for that specific location.

Staff have been functioning with the understanding that the overall goal of our interventions is to create more seating, shelter, and resource amenities distributed throughout the neighborhood while attracting more foot traffic through enhanced third-space locations. These interventions can help improve public safety by bringing more people and activity to the area while meeting identified community needs. Council input is needed on whether this approach aligns with Council's vision, or whether Council's preference is to maintain amenities specifically at the Yale bus shelter location and suspend development conversations for that city-owned property.

The complexity of these various intersecting issues make this a challenging policy decision. We are working to balance serious public safety concerns—including gun violence and drug sales that have persisted over many years—with our responsibility to provide transit amenities and meet the subsistence needs of vulnerable community members. Some vulnerable individuals use the shelter for respite and access to pantry resources, while the location has also become a hub that attracts drug use and sales. Disentangling these dynamics and addressing them separately is not straightforward.

Given this complexity, the ongoing community discussion about the appropriate response, and recent incidents that underscore the persistence of criminal activity in the area, staff believes these decisions are best made in collaboration with Council rather than unilaterally by staff. Council direction is requested on:

- Whether to restore the bench and power to the bus shelter while simultaneously pursuing the other neighborhood improvements.
- Whether to move forward with the CMT bus bench installations on Manchester
- Whether to seek grant funding to install a new bus shelter in the 7100 block of Manchester
- Whether the overall goal is to distribute amenities throughout the neighborhood and attract foot traffic through third-space development, or to maintain amenities specifically at the Yale bus shelter location
- Whether Council wishes for staff to continue development conversations for the shelter area, or if Council prefers a different approach to the city-owned property
- Whether staff should pursue interim or phased approaches to the various initiatives underway
- Whether this matter should be referred to the Police Advisory Board for community input and recommendations

Regardless of Council’s decisions on these policy matters, staff requests that residents and community members continue to share information about individuals in need with Social Services Coordinator Celeste Grayer so that we can connect people with appropriate services and resources.

Celeste will continue building relationships and trust with individuals who need shelter and resources as winter approaches. Human Services Commission Chair Bailey Schuchmann is working closely with Celeste to develop resources for an emergency winter shelter program. As discussed at the Human Services Commission meeting on November 5, I anticipate having a comprehensive report from that committee to share at the Council’s December 9 meeting.

Staff remains committed to collaborative problem-solving and will implement whatever approach best serves the community’s needs.

Yale Open Space Survey Results To Date

Total Survey Responses	6
Types of spaces/activities desired:	
• Outdoor seating/gathering areas	5 respondents

• Playground or youth recreation areas	3 respondents
• Community gathering spaces (indoor)	2 respondents
• Community events or programming	2 respondents
• Bus shelters and benches	1 respondent
Improvements that would benefit neighborhood:	
• Better street lighting	4 respondents
• Traffic calming measures	4 respondents
• Improved sidewalks/pedestrian safety	4 respondents
• Bench and power at bus shelter	1 respondent
• Help for individuals experiencing homelessness/addiction	1 respondent
Services desired:	
• Food assistance programs	5 respondents
• Housing assistance/resources	4 respondents
• Mental health resources	3 respondents
• Job training/employment assistance	3 respondents
• Health/wellness services	1 respondent
Open-ended responses regarding Yale Green Space:	
• Restore bus shelter bench	2 respondents
• Improve social service response approach	1 respondent
• Address needs of individuals experiencing homelessness/addiction	1 respondent
• Positive feedback about City parks programming	1 respondent

Off-Grid Residential Solar Lighting Pilot Project

The Sustainability Commission has submitted a proposal (attached) to implement a pilot program for off-grid residential solar street lighting, building on feasibility research conducted by the WashU Sustainability Exchange last spring (also attached). The study assessed the potential for solar-powered lighting infrastructure across Maplewood’s residential areas, where many sidewalks and streets experience limited visibility during nighttime hours due to sparse streetlight coverage—typically one light per intersection and one mid-block light, compared to the significantly higher density in business districts.

The feasibility study developed a GIS suitability model to identify optimal locations for solar lighting infrastructure based on factors including existing light coverage, canopy coverage, and residential density. The study recommended implementing a pilot program before committing to full-scale deployment, allowing the City to gather data on installation processes, vendor partnerships, community feedback, and operational performance while solar infrastructure costs continue to evolve. The research team also recommended conducting life cycle analyses to quantify environmental impacts, refining the suitability model with additional data layers including public works infrastructure and traffic patterns, and maintaining relationships with solar lighting vendors who expressed strong interest in partnering with the City.

The Sustainability Commission proposes installing up to four solar lighting units at strategic residential intersections identified through the initial study phase: Oakland Avenue and Comfort Avenue (Ward 1), Jerome Avenue and Bredell Avenue (Ward 1), South Street and Yale Avenue (Ward 2), and Cambridge Avenue and Kensington Avenue (Ward 3). This controlled pilot will measure environmental benefits, operational performance, cost savings, and resident feedback before any consideration of broader implementation.

Staff supports this proposal and recommends implementing the pilot in spring 2026, after securing competitive bids for materials and developing an installation schedule that aligns with other planned public works projects. If the pilot demonstrates positive results, staff would return to Council with a comprehensive analysis including cost-benefit evaluation and community impact data to inform future expansion decisions.

Attachments

Memo from Chief Nighbor regarding calls for service to Yale bus shelter area

ECDC CAD report for 7-1-2024 through 8-1-2025

ECDC CAD report for 8-2-2025 through 10-27-2025

Sustainability Commission Off-Grid Residential Solar Lighting Pilot Proposal

Feasibility Study II: Installation of Off-Grid Solar Streetlights in Maplewood, MO

INTEROFFICE MEMORANDUM

TO: Amber Withycombe, City Manager

FROM: Matthew Nighbor, Chief of Police

DATE: November 5, 2025

RE: Yale Bus Stop

This memorandum provides an overview of police calls for service related to the Manchester/Yale bus stop, comparing activity before and after the removal of the bench located at that site.

The Maplewood Police Department conducted a review of Computer-Aided Dispatch (CAD) data associated with the area of Manchester Road and Yale Avenue, which includes the bus stop location. Because CAD data does not specifically identify calls as “bus stop” related, the department reviewed officer and dispatch notes to identify calls specifically referencing the bus stop.

Two data sets were analyzed:

1. July 1, 2024 – July 8, 2025: Calls for service previously provided to City Council for review.
2. August 1, 2025 – October 27, 2025: Calls for service following the removal of the bus stop bench (approximately August 12, 2025).

See attached CAD Call Searches

Findings:

- Prior to the bench removal (July 2024 – July 2025), the police department received multiple calls for service associated with the Manchester/Yale bus stop.
- Following the bench removal (August – October 2025), only two (2) self-initiated police responses were recorded at or near the bus stop.
- There were no reported calls for service from residents, businesses, or community members related to the bus stop during this post-removal period.

The data indicates a notable decrease in reported activity at or near the Manchester/Yale bus stop following the removal of the bench.

ECDC CAD Call Search

From: 7/1/2024 12:00:00 AM To: 8/3/2025 11:59:59 PM

Agencies: BRWF,BRWP,CLYF,CLYP,MPLF,MPLP,OLVF,OLVP,RKHF,RKHP,RMHF,RMHP,WBFB,WBFP

Priorities: 0.1.2.3.4.5.6.7.9

Incident Number	Incident Date	Report Number	Priority	Primary Unit	Source	Description	Call Notes
Location	City Name	Location Name	Type	Primary Officer	Dispositions	Modifying Circumstance	
MPLP24/00006437	07/05/2024 10:30:15		3	5313	FIELD	PEDESTRIAN CHECK	NO NOTES
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	BALWA1	NRN		
MPLP24/00006335	07/02/2024 10:43:48		3	5313	FIELD	PEDESTRIAN CHECK	NO NOTES
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	BRYJ01	NRN		
MPLP24/00007227	07/26/2024 16:39:19		2	5311	911	DISTURBANCE	LARGE GROUP ARGUING IN THE BUS LOOP
MANCHESTER RD / YALE	MAPLEWOOD		DIST	FREST1	NRN	IN PROGRESS	ANONYMOUS MERCHANT ADVISES MORE THAN A DOZEN NO ARGUING. JUST A GROUP PLAYING LOUD MUSIC. CROWD DISPERSED
MPLP24/00007275	07/28/2024 14:02:53		2	5312	PHONE	ASSAULT	MALE SAYS ANOTHER MALE IS TRYING TO HARM HIM CALLER NO LONGER TALKING PHSYICAL NOW ALOT OF YELLING ON THE LINE SHOULD BE AT THE BUS STOP
YALE AVE / MANCHESTER	MAPLEWOOD		ASSAULT	ROBMC2	OTH	IN PROGRESS	
MPLP24/00007310	07/29/2024 15:24:11	MPLP24-00001072	4	5313	PHONE	ORDINANCE VIOLATION	YALE BUS LOOP
MANCHESTER RD / YALE	MAPLEWOOD		ORD	TRATT3	CIT		REPORT OF SUBJECTS DRINKING
MPLP24/00007319	07/29/2024 18:57:25		4	5323	FIELD	EXTRA PATROL	
YALE AVE / MANCHESTER	MAPLEWOOD		XPAT		NRN		CLOSE WATCH OF THE BUS STOP
MPLP24/00007325	07/29/2024 20:54:35		4	5323	FIELD	EXTRA PATROL	
YALE AVE / MANCHESTER	MAPLEWOOD		XPAT	MUHE01	NRN		CLOSE WATCH OF THE BUS STOP
MPLP24/00007720	08/08/2024 23:58:59		3	5321	FIELD	PEDESTRIAN CHECK	NO NOTES
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	KHAF01	NRN		
MPLF00001011	09/11/2024 00:52:02	MPLF2024-00001424	1	3116	PHONE	SICK CASE	WHILE ON PATROL, P.O. KHAN AND I OBSERVED A INDIVIDUAL ASLEEP AT THE YALE BUS STOP. THE SUBJECT WAS IDENTIFIED BY ME DUE TO PAST CALLS REGARDING THE INDIVIDUAL. THE INDIVIDUAL WAS PASSED OUT AND BARELY RESPONSIVE DUE TO CONSUMING ALCOHOL THAT WAS NEAR HIS PERSON. ABBOTT AND MAPLEWOOD FIRE RESPONDED TO THE SCENE AND TRANSPORTED HIM TO ST. MARYS
YALE AVE / MANCHESTER	MAPLEWOOD		FDSICK	3116	AVL	AMBULANCE AND ENGINE	
MPLP24/00009494	09/21/2024 20:47:00		2	5321	PHONE	DISTURBANCE	FEMALE BEATING ON A MALE
YALE AVE / MANCHESTER	MAPLEWOOD		DIST	FREST1	NRN	IN PROGRESS	MALE DOES NOT HAVE A SHIRT ON
MPLP24/00009951	10/04/2024 13:16:32		2	5310	PHONE	FIGHT IN PROGRESS	
							BF BLK SHIRT AND SHORTS PHYSICALLY FIGHTING
YALE AVE / MANCHESTER	MAPLEWOOD		FIGHT	FITAC1	UNF		
MPLP24/00010482	10/18/2024 17:06:52		2	5310	PHONE	STEALING	AT THE BUS STOP MALE CALLER SAYS BM'S TOOK HIS LAWN MOWER BUT GOT THE MOWER BACK NOW AT THE BUS STOP WITH BM'S AND SAYS THERE IS GOING TO BE TROUBLE
YALE AVE / MANCHESTER	MAPLEWOOD		STEAL	FITAC1	DUP	JUST OCCURRED	
MPLP24/00010989	11/01/2024 11:00:08	MPLP24-00001560	3	5311	FIELD	PEDESTRIAN CHECK	NO NOTES
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	BARMJ6	NRN		
MPLP24/00011139	11/06/2024 05:31:32		5	5312	PHONE	EXPOSING PERSON	AT THE BUS STOP. HOMELESS WOMAN ON A BENCH. HAS BEEN THERE FOR A WEEK. URINATING ON THE GROUND. PANTS WERE HALFWAY DOWN. SKINNY WF WEARING A
MANCHESTER RD / YALE	MAPLEWOOD		EXPOSING	JABEF1	NRN		
MPLP24/00011907	11/29/2024 00:49:00		3	5321	FIELD	PEDESTRIAN CHECK	AT THE BUS STOP
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	KHAF01	NRN		
MPLP24/00012248	12/09/2024 01:13:54		3	5321	FIELD	PEDESTRIAN CHECK	NO NOTES
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	KHAF01	NRN		
MPLP25/00002349	03/12/2025 22:17:00		3	5323	PHONE	SUSPICIOUS	B/M W/DREDS W/PANTS DOWN HARASSING PEOPLE AT BUSTOP
MANCHESTER RD / YALE	MAPLEWOOD		SUSACT	ATKR03	NRN		
MPLF00000228	03/13/2025 21:33:56	MPLF2025-00000376	2	3116	PHONE	SICK CASE	40 YO MALE VOMITING
YALE AVE / MANCHESTER	MAPLEWOOD		FDSICK	3116	AVL	AMBULANCE ONLY	HAS BEEN DRINKING
MPLP25/00002853	03/24/2025 22:55:18	MPLP25-00000342	3	5322	FIELD	PEDESTRIAN CHECK	UNIT CALLED OUT ON A PEDCHK
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	MUHE01	RPT		ONE DETAINED
MPLP25/00003148	04/01/2025 22:53:31		3	5322	PHONE	INTOXICATED SUBJECT	AT THE BUS STOP WM BF BOTH INTOXICATED, BEING VERY LOUD AND DISRESPECTFUL

MANCHESTER RD / YALE AVE	MAPLEWOOD		INTOX	BARMJ6	NRN		RP IS WAITING FOR A BUS, IS BEING CUSSD OUT AND THREATENED BY THE SUBJECTS
MPLP25/00003529	04/13/2025 17:26:25		2	5321	PHONE	DISTURBANCE	FEMALE HOLLERING AND THROWING THINGS AT THE BUS STOP MAKING A LOT OF NOISE. WF WITH BLK JACKET, PURPLE SHIRT BLU JEANS, BLK TENNIS SHOES, ORANGE HOODIE. SUBJ IS BEING VIOLENT. HAS BEEN THERE SINCE 0530
MANCHESTER RD / YALE	MAPLEWOOD		DIST		GOA	IN PROGRESS	
MPLP25/00003669	04/17/2025 08:02:33		4	5312	PHONE	EMOTIONALLY DISTURBED	
YALE AVE / MANCHESTER	MAPLEWOOD		EDP	RIVD02	NRN	NON VIOLENT	DAMAGING THINGS AT THE BUS STOP
MPLP25/00003671	04/17/2025 09:06:15		4	5313	PHONE	EMOTIONALLY DISTURBED	FEMALE BEING LOUD AND THROWING THINGS. WF GRY HAIR AND BLU JEANS
MANCHESTER RD / YALE	MAPLEWOOD		EDP	FOREC1	NRN	NON VIOLENT	
MPLP25/00003729	04/18/2025 18:07:08		2	5322	PHONE	DISTURBANCE	4 INDI / YELLING AND SCREAMING 3 WM 1F
MANCHESTER RD / YALE	MAPLEWOOD		DIST	JABEF1	NRN	IN PROGRESS	AT THE BUS STOP
MPLF00000397	04/20/2025 00:28:22	MPLF2025-00000616	1	3114	PHONE	SICK CASE	AT THE BUS STOP BM, GRN JACKET, BLU HOODIE UNDERNEATH, BLK PANTS RUNNING OUT INTO TRAFFIC
MANCHESTER RD / YALE	MAPLEWOOD		FDSICK	3114	AVL	AMBULANCE AND ENGINE	INTOX SUBJECT
MPLP25/00003765	04/20/2025 00:17:58		5	5322	PHONE	CHECK WELL BEING	
MANCHESTER RD / YALE	MAPLEWOOD		CHKWELL	ATKR03	NRN		BM, GRN JACKET, BLU HOODIE UNDERNEATH, BLK PANTS RUNNING OUT INTO TRAFFIC
MPLP25/00004231	05/02/2025 18:32:57		3	5321	FIELD	INTOXICATED SUBJECT	LARGE GROUP AT THE PARK DRINKING 5370 AND 71 ALSO ON SCENE
MANCHESTER RD / YALE	MAPLEWOOD		INTOX	FREST1	NRN		
MPLP25/00004300	05/04/2025 17:28:40		4	5322	PHONE	NOISE COMPLAINT	MULTIPLE PEOPLE IN PARKING LOT / LOUD MUSIC / DRINKING SOUNDS LIKE A PARTY WARNING WAS ISSUED. SUBJECTS ADVISED IF NOISE CONTINUES FURTHER ACTION WOULD BE TAKEN.
MANCHESTER RD / YALE AVE	MAPLEWOOD		NOISE	BRYJ01	NRN		ONE DETAINED
MPLP25/00004314	05/04/2025 23:09:18	MPLP25-00000519	3	5321	FIELD	PEDESTRIAN CHECK	
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	FREST1	RPT		
MPLP25/00004367	05/06/2025 13:06:28		3	5303	FIELD	PEDESTRIAN CHECK	NO NOTES
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	FERD02	FIR		
MPLP25/00004390	05/07/2025 13:11:24		3	5313	PHONE	DISTURBANCE	B M IN A WHI T SHIRT AND KHAKI PANTS
MANCHESTER RD / YALE AVE	MAPLEWOOD	MANCHESTER LEASING	DIST	ATKR03	NRN	PEACE DISTURBANCE	YELLING AT A FEMALE AT THE BUS LOOP
MPLP25/00004455	05/09/2025 09:58:07		4	5370	MOBILE	ORDINANCE VIOLATION	BASKETBALL HOOP ON PUBLIC PARKING LOT (CITY PROPERTY) 7 DAY NOTICE PLACED ON BASKETBALL HOOP
MANCHESTER RD / YALE	MAPLEWOOD		ORD	HOSD01	NRN		
MPLP25/00004682	05/15/2025 15:38:08	MPLP25-00000554	3	5311	FIELD	PEDESTRIAN CHECK	YALE BUS STOP (MPLP/5311) SUMMONS X2 (MPLP/5311)
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	MUHE01	RPT		
MPLP25/00004736	05/16/2025 18:12:44		4	5323	PHONE	NOISE COMPLAINT	PEOPLE DRINKING AND MAKING NOISE AT THE BS STOP NO ALCOHOL OBSERVED, SUBJECTS AGREED TO TURN DOWN MUSIC
MANCHESTER RD / YALE	MAPLEWOOD		NOISE	BROMO2	NRN		
MPLP25/00004749	05/17/2025 01:59:47		3	5321	FIELD	PEDESTRIAN CHECK	SUBJECT LAYING FACE DOWN ON A BENCH COURTESY CONVEY X1 WF TO METRO PLATFORM BEG MI 45442 (MPLP/5321)
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	FREST1	NRN		
MPLP25/00005440	06/03/2025 09:59:26		3	5311	PHONE	PEDESTRIAN CHECK	
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	MUHE01	NRN		WARNING FOR DRINKING IN PUBLIC
MPLP25/00005579	06/06/2025 12:36:49		3	5311	FIELD	PEDESTRIAN CHECK	NO NOTES
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	KHAF01	NRN		
MPLP25/00005734	06/10/2025 14:41:38		3	5303	FIELD	PEDESTRIAN CHECK	NO NOTES
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	FERD02	NRN		
MPLP25/00005940	06/17/2025 12:16:58		3	5312	PHONE	STEALING	MADE CONTACT WITH RP (XXXXXXX) STATED SHE WAS AT THE BUS STOP LOCATED AT YALE AND MANCHESTER ROAD. STATED WHILE AT THE BUSSTOP SHE HAD HER BLACK TRUE RELIGION PURSE WITH HER. INSIDE THE PURSE CONTAINED A FIREARM.
YALE AVE / MANCHESTER RD	MAPLEWOOD		STEAL	MUHE01	NRN	REPORT	
MPLP25/00005982	06/18/2025 14:20:20		3	5313	FIELD	PEDESTRIAN CHECK	UNHOUSED SUBJECT, IDENTIFIED AS (XXXXXX) REQUESTED SOCIAL SERVICES. I EMAILED HER INFORMATION TO THE CRO UNIT AND FIR WAS ENTERED
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	HALL1	FIR		
MPLP25/00006492	07/01/2025 15:27:59		3	5305	FIELD	PEDESTRIAN CHECK	OUT WITH 3 AT THE BUS STOP NO ASSISTANCE NEEDED
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	BOULJ1	NRN		
MPLP25/00006714	07/07/2025 19:48:19		5	5322	PHONE	CHECK WELL BEING	AT THE BUS STOP APPEARS HOMELESS SUBJECTS ARE BUILDING A "HOME" AT THE BUS STOP THERE IS ALSO MALE WALKING IN THE AREA YELLING, UNK IF HAVING MENTAL HEALTH ISSUES
MANCHESTER RD / YALE AVE	MAPLEWOOD		CHKWELL	ATKR03	NRN		
MPLP25/00006764	07/09/2025 08:58:24		2	5311	PHONE	TRESPASSING	HOMELESS PEOPLE LIVING AT THE BUS STOP
7157 LYNDON PL	MAPLEWOOD		TRES	RIVD02	NRN	IN PROGRESS	OLDER WM GRAY HAIR, W/F WITH BROWN HAIR
MPLP25/00006799	07/10/2025 00:16:38		3	5322	PHONE	SUSPICIOUS SUBJECT	HEAVYSET WF WITH RED HAIR LOITERING ON THE CORNER, RP THINKS SHE'S POSSIBLY PROSTITUTING AND GENERALLY PANHANDLING
YALE AVE / MANCHESTER	MAPLEWOOD		SUSSUB	ANDPM2	GOA		
MPLP25/00006834	07/11/2025 00:18:17		3	5323	FIELD	PEDESTRIAN CHECK	NO NOTES

MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	BALWA1	NRN		
MPLP25/00006869	07/12/2025 07:45:34	MPLP25-00000817	2	5311	PHONE	ASSAULT	FEMALE WALKED UP TO 5311 AND TOLD HER SHE WAS JUST ASSAULTED
YALE AVE / MANCHESTER	MAPLEWOOD		ASSAULT	ROBMC2	RPT	JUST OCCURRED	FEMALES BOYFRIEND HAS JUST ASSUALTED HER
MPLP25/00007497	07/28/2025 22:55:08		3	5321	FIELD	PEDESTRIAN CHECK	NO NOTES
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	MUHE01	FIR		



ECDC CAD Call Search

From: 8/1/2025 12:00:00 AM To: 10/27/2025 11:59:59 PM

Agencies: MPLP

Priorities: 0.1.2.3.4.5.6.7.9



Incident Number	Incident Date	Report Number	Priority	Primary Unit	Source	Description	Call Notes
Location	City Name	Location Name	Type	Primary Officer	Dispositions	Modifying Circumstance	
MPLP25/00007716	08/02/2025 11:28:55		4	5311	FIELD	PUBLIC RELATIONS	Artists First Art Fair Event
YALE AVE / MANCHESTER	MAPLEWOOD		PR	RIVD02	NRN	COMMUNITY	
MPLP25/00008087	08/10/2025 23:32:52		9	5323	PHONE	PHONE CALL / TELEPHONE MESSAGE	Nearby employee concerned regarding an unhoused female at bus stop. No other notes
MANCHESTER RD / YALE	MAPLEWOOD		CALL	BARMJ6	NRN		
MPLP25/00008135	08/12/2025 01:36:49		3	5324	FIELD	PEDESTRIAN CHECK	No notes
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	BALWA1	FIR		
MPLP25/00008496	08/19/2025 16:12:20		4	5311	PHONE	NOISE COMPLAINT	NRN - Event occurring in area
YALE AVE / MANCHESTER	MAPLEWOOD		NOISE	ATKR03	NRN		
MPLP25/00008669	08/23/2025 13:40:01		2	5314	PHONE	FIGHT IN PROGRESS	Male and female arguing. Verbal only.
MANCHESTER RD / YALE	MAPLEWOOD		FIGHT		NRN		
MPLP25/00008884	08/28/2025 19:12:16		4	5320	FIELD	ARREST ATTEMPT	Known wanted subject arrested near bus stop
YALE AVE / MANCHESTER	MAPLEWOOD		ARREST	JAMSR1	NRN	ADULT	
MPLP25/00009102	09/03/2025 00:20:34		3	5321	FIELD	PEDESTRIAN CHECK	Two subjects at Bus Stop - No other notes
YALE AVE / MANCHESTER	MAPLEWOOD		PEDCHK	FREST1	NRN		
MPLP25/00009181	09/05/2025 00:49:58		3	5320	FIELD	PEDESTRIAN CHECK	No notes
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	SCHDM3	NRN		
MPLP25/00009184	09/05/2025 01:55:54		3	5320	FIELD	PEDESTRIAN CHECK	No notes
MANCHESTER RD / YALE	MAPLEWOOD		PEDCHK	SCHDM3	NRN		
MPLP25/00009438	09/11/2025 23:19:14		9	5321	PHONE	CONTACT ANOTHER PERSON/AGENCY	Subject requested to speak with an officer about permission to sleep in the area
YALE AVE / MANCHESTER	MAPLEWOOD		CONTACT	FREST1	DIS		
MPLP25/00011066	10/23/2025 23:05:51		3	5322	PHONE	SUSPICIOUS SUBJECT	Subject looking into vehicles - No locate
YALE AVE / MANCHESTER	MAPLEWOOD		SUSSUB	BARMJ6	NRN		

To: City Manager, Maplewood, Missouri

From: Maplewood Missouri Sustainability Commission

Date: October 17, 2025

Subject: Notice of Proposed Pilot Project – Off-Grid Residential Solar Lighting

The Sustainability Commission is pleased to report progress on the ongoing evaluation of off-grid residential solar lighting options, developed in collaboration with Washington University – St. Louis. Data gathered from the initial phase highlights key residential intersections/areas as ideal test sites for renewable lighting solutions.

To ensure fiscal responsibility and measurable outcomes, the Commission proposes a controlled pilot program involving up to four (4) solar lighting units strategically placed across selected community intersections/areas based on the initial review. The pilot will serve as a feasibility study to measure environmental benefit, operational performance, cost savings, and resident feedback. The areas we propose are near the following intersections:

Oakland Ave and Comfort Ave. (Ward 1)
Jerome Ave and Bredell Ave. (Ward 1)
South Street and Yale Ave. (Ward 2)
Cambridge Ave and Kensington Ave. (Ward 3)

If the pilot demonstrates positive results, we recommend consideration of a comprehensive rollout plan, including community-wide notification, cost-benefit analysis, and social impact surveys. We believe these efforts will ensure that future lighting installations are equitable, sustainable, and responsive to resident needs.

We respectfully request review and recommend approval from the City Council to initiate the pilot procurement and installation process. We believe your support will advance the City's renewable energy goals and enhance community safety through sustainable infrastructure.

On Behalf of the Sustainability Commission,

Stefan Denson, Chair

Feasibility Study II: Installation of Off-Grid Solar Streetlights in Maplewood, MO

Emma Claisse, Dashiell Martin, Olivia Siegel, Isabela
Stampes-Blackburn, Santi Gonzalez



Washington University Sustainability Exchange: Spring 2025

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1. Executive Summary

Context

This feasibility study assesses the potential installation of solar powered lighting infrastructure across residential areas of Maplewood, MO. This project will benefit residents as with the current configuration, many public areas, mainly sidewalks and streets, become undesirably dark during night hours. Thus, the initiative's goal is to benefit residents who currently have limited streetlights and nighttime visibility in their area. One takeaway from the team's first site visit to the city of Maplewood was that in some residential areas, there was about one street light at each intersection and only one more somewhere in the middle along each block. This increases greatly in the business district, greatly underscoring the Maplewood Sustainability Commission's preference to light up the city's various residential areas. With this upcoming solar street lighting initiative, the team's hope to both increase the well-being of residents and contribute to the sustainability goals of Maplewood by finding optimal products and locations for solar powered street lighting infrastructure. The values core to the project mission are below:



Figure 1: Maplewood Team Project Mission

Methods

The project began with defining its scope, holding several meetings with clients, and site visits, including a nighttime assessment of existing street lighting in Maplewood. The second phase involved researching solar lighting techniques, consulting with four vendors, and identifying key product criteria. The team then analyzed two datasets from the City of Maplewood: community survey responses on current street lighting conditions and approximate streetlight locations. Finally, an ArcGIS analysis was conducted using six weighted criteria to identify optimal sites for solar-powered street lights across the city.

Recommendations

Solar Products

Through discussions with vendors and the Sustainability Commission, the team identified the following key criteria to ensure alignment with the project's scope and requirements: cost per unit, battery life, system autonomy, warranty, dark sky compliance, pole height options, and lighting profiles. Based on the team's consultations with various solar-powered street light vendors, it is recommended that the City of Maplewood prioritize **First Light Technologies** or **Sol by Sunna Design** for future procurement.

The First Light Technologies product that best fits the project's needs is the **BFL series**. Though it has a high upfront cost, the BFL series has a long battery life of 10–12 years, a variety of pole heights, and the longest system autonomy of 14 days. The recommended Sol by Sunna Design product that most closely aligns with the project's requirements is the **UP2**. This product offers excellent battery life and an included 10 year warranty. However, it does have fewer pole height options, offering only 20 feet. This is important to keep in mind when considering site conditions. The system autonomy ranges from 2–4 days, but upgrades are available. In all, the team believes that prioritizing the BFL series from FLT and the UP2 series from Sol by Sunna Design would best support the project's needs and requirements; however, all options are detailed below for consideration.

Suitable Locations

The present study recommends that areas with a suitability score greater than or equal to 7.5 out of a maximum 8.1 be prioritized according to the constructed ArcGIS model. These areas largely fall in Maplewood's residential zones, which lines up with the preferences indicated by the commission. Additionally, 4 out of 5 streets that residents explicitly mentioned in the community survey were highlighted by the suitability model. If alternative or supplemental locations for new solar lighting units are desired by the

commission, areas given suitability scores of 7 or greater by the model qualify as plausible locations as well. While not all suitable locations are listed in this table, below is a preliminary of streets and/or intersections that are covered or partially covered by pink cells in Figure 20 of the study:

Road/Intersection	Score Class
Manhattan Ave between St. Elmo & Kensington	7.5
Intersection of Scody/Bentley Dr	7, 7.5
Cambridge Ave between St. Elmo & Piccadilly	7.5
Cambridge Ave between Greenwood & Sussex	7.5
Elm Ave between Sutton & Cherry	7, 5
Flora Ave between Arbor & Sutton	7, 7.5
Sarah St between Marshall & Limit	7.5
Intersection Southwest/Bellevue Aves	7.5
Stanley Ave between Bellevue & Yale	7.5
South St between Bellevue & Yale	7
Jerome Ave between Florent & Bredell	7.5
Alicia Ave between Bredell & Big Bend	7, 7.5
Middle of Marion Ct W of Oakland	7.5
Minor spots along Richmond & Gayola between Oakview & Big Bend	7.5
Zephyr Pl between Oakview & Roseland	7

Table 1: List of Recommended Locations for New Solar Streetlight Units

As expanded upon in Chapter 5, this feasibility study recommends two principal pathways for location solutions, along with a list of additional considerations. The first is to install higher quality lighting units in the locations of maximum need (“blue areas” in

Figure 20), a solution scenario representing a more targeted approach to lighting distribution. The second is to lower the cost per lighting unit in order to distribute the new solar street lighting fleet across a greater number of sites. Although the “pink area” in Figure 20 are slightly less suitable than the blue areas, this solution scenario represents a more comprehensive approach that accounts for a larger portion of the city’s area. Additionally, the Maplewood Sustainability Commission could opt for a combination of these two solution scenarios, and/or pilot a small percentage of lighting units to gain experience on the installation process before committing to a larger investment.

2. Present conditions assessment

Background

Community Overview

Prior to an investigation of the specificities of solar lighting, the team conducted research on Maplewood’s history, current lighting landscape, community needs, and environmental factors that may affect implementation. Maplewood is an evolving community with about 8,000 residents. Present day Maplewood’s residents are about 71.1% White, 10.9% Black or African American, two or more races (9.99%), Asian (4.27%), and other (1.27%). Out of these residents, a significant number of them are living in this town to raise a family. The median age for Maplewood residents is thirty-three and a half years old (Data USA).

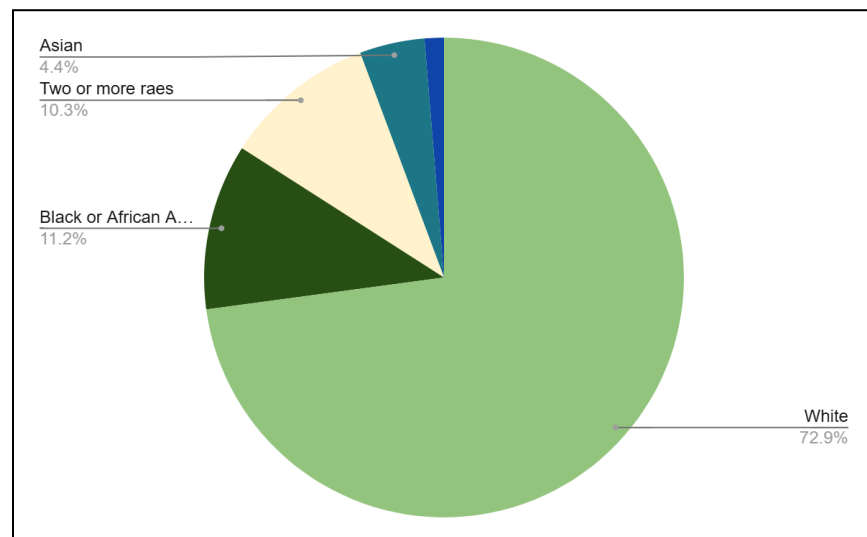


Figure 2: Maplewood Racial Demographics

Sustainability Initiatives

Maplewood has also had the opportunity to focus on **sustainability programs**, whether this be through investing in renewable energy or initiatives like “leave the leaves” to increase biodiversity. Since 2015, Maplewood has held “EPA Green Power” status, which means that the city is above the 3% threshold for the percentage of power coming from renewable sources, sitting at 6% today. Furthermore, the Maplewood Sustainability Commission works to find and implement additional actions that improve quality of life in the city in a sustainable fashion; the project is situated within this initiative.

Community Safety

Currently, the **crime and safety** rates in Maplewood are vastly different depending on the neighborhood. Public street lighting can play a critical role in a citizens sense of safety while walking around Maplewood. Dark streets can lead to safety concerns, especially for pedestrians and cyclists. In addition, people have a greater perception of safety in well-lit areas (Rijswijk & Haans, 2017). This is due to lighting decreasing the feeling of entrapment and increases visibility. It is also possible that increased street lighting reduces crime. Even if the street lighting doesn’t directly reduce crime, the team and commission will prioritize street lighting installation such that the sense of safety amongst Maplewood citizens increases as a result of this project.

Existing Street Lighting Conditions

Maplewood’s current street lighting consists of **traditional LED lights**. Optical surveys (in-person site visits and Google Street View) show about two street lights per block in Maplewood’s residential areas. A quantitative assessment using ArcGIS’s Nearest Neighbor Analysis tool reported that each of the existing on-grid streetlights are currently spaced approximately 133 feet away from each other. The Nearest Neighbor Analysis was also able to correctly identify that there is a less than 1% likelihood that the clustered pattern of existing lighting units was the result of random chance by using its calculated z-score, giving it further credibility (Supporting Document 6). This is considerably lower than the spacing of 2.5-3 times the height of the pole, as recommended in the [Global Designing Cities Initiative](#) report. This means that there are currently large gaps in the Maplewood street lighting fleet as the LEDs are not bright enough to light up an entire street, demonstrating a clear need for this project. While there are some streets in Maplewood that are reasonably well-lit, others are almost

completely in the dark. This uneven street lighting can affect pedestrians and vehicular safety. Street lighting is also essential for the Maplewood community as it affects mobility and safety perception at night. Community feedback has shown that residents want to be able to peacefully enjoy nighttime activities such as dog walking with the safety of well-lit streets. A boost in lighting level can increase residents' perception of safety, allowing them to freely enjoy their activities outside at night.

Resident and City Impact Considerations

Some considerations being taken into account include both **temporary and long term impact on residents** located near the new street light placements. There may be an increased level of traffic during the installation phase, as construction of the poles can block parts of the road. Proximity to households should also be considered due to the potential disruption. Items also under consideration are the maintenance burden for the city and long-term costs, legal liability, and ADA impacts. While all impacts will not be addressed in full, they are vital to consider to produce viable project recommendations. In the long run, the solar powered streetlights project aims to benefit Maplewood residents and their sense of safety at night without increasing the city's **scope 2 emissions**. Scope 2 emissions are defined as indirect greenhouse gas emissions associated with the purchase of electricity, heat, or cooling (US EPA).

Funding through Proposition S

In April 2024, Maplewood voters approved Proposition S, a \$6 million general obligation bond initiative to fund improvements to city streets, sidewalks, and street lighting. Proposition S allocates approximately \$190,000 for the purchase and installation of new street lighting. This funding provides a key opportunity for the City to explore energy-efficient options, like solar-powered lights, that align with Maplewood's sustainability goals and long-term cost savings strategies. The present study uses this \$190,000 figure as the basis for recommendations in the solutions scenarios portion of the report (Chapter 5).

Environmental Factors Affecting Solar Lighting

There are some **environmental conditions** that may impact the solar street lighting and their suggested placements. Solar lighting units are contingent on if they receive enough sunlight to remain powered on during ideal hours of operation. Tree cover is one of the main concerns in regards to solar lighting placement. Areas with

dense tree coverage require careful solar light placement to guarantee solar lighting power and efficiency. Additionally, it is within the project's goals to ensure solar panel lighting placements do not disrupt flora and fauna currently occupying the surrounding ecosystem. Ideally, lighting location recommendations will be restricted to areas where there are no native species growing to ensure their continued health. With both of these environmental factors in mind, this report will suggest areas that will ensure the Maplewood native species can thrive while also allowing the solar lights to receive their adequate insolation levels.

Existing Infrastructure Considerations

Because solar street lights are self-contained systems that do not require trenching to connect to the electrical grid, their installation is generally less invasive than traditional wired lighting. However, in terms of **existing infrastructure**, underground utilities are a main point of concern for solar street light placement. Underground water and gas lines could be a point of hindrance due to having to dig to place the solar panel light. Understanding where these utilities are is essential to being able to determine the optimal locations and install the solar panel street lights. Future research in terms of the exact location of current infrastructure in Maplewood is desirable.

Community Survey

In addition to conducting supplementary research, the Maplewood Sustainability Commission developed a voluntary survey to assess how the city's residents feel about their current street lighting, as well as their input on the idea of implementing additional solar lighting in their community. 135 Maplewood residents responded to the survey. The key findings are listed below:

1. **Many survey respondents felt that current lighting in their residential area was inadequate.** When asked how they would rate current lighting conditions, 62% of responses (71 people) rated conditions as poor or fair, indicating that the community recognizes a need for additional street lighting (Figure 3).

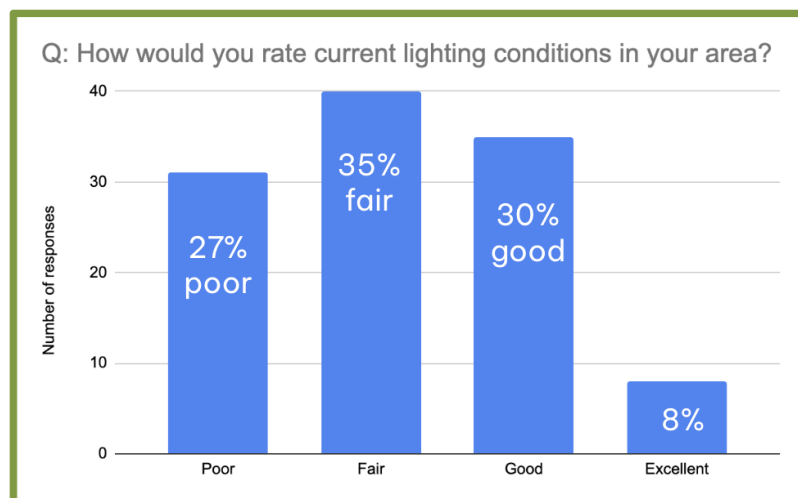


Figure 3: Community Survey I: Current Lighting Conditions Question

When residents were asked to list the most significant issues with the current street lighting in their area, 98% of responses mentioned **inconsistent lighting coverage** (132/135 responses) and **insufficient brightness** (132/135 responses), again, supporting a case for supplemental street lighting fixtures.

2. **Survey respondents overwhelmingly support the idea of installing additional off-grid street lighting** - only 2% of respondents reported being opposed (Figure 4). When asked which benefits they associated with street lighting, ALL respondents reported lower energy costs and reduced carbon emissions.

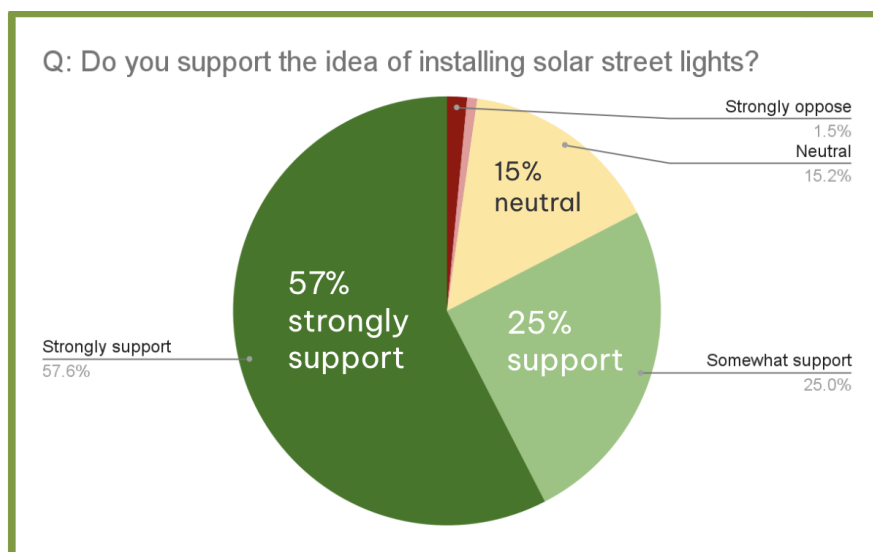


Figure 4: Community Survey I: Support for Solar Streetlights Question

3. Given the survey formatting, there were no significant patterns for which types of streets residents prioritized when indicating preferences for lighting locations. However, respondents expressed preference for moderate, functional lighting. When asked to provide optional comments or concerns, multiple respondents expressed their support for products that limit light pollution (DarkSky Approved). Furthermore, a few respondents included specific streets they believed could use more lighting, due to safety concerns:

- a. Anna Ave
- b. Marion Ct
- c. Oakland Ave
- d. Comfort Ave
- e. Gayola Pl.

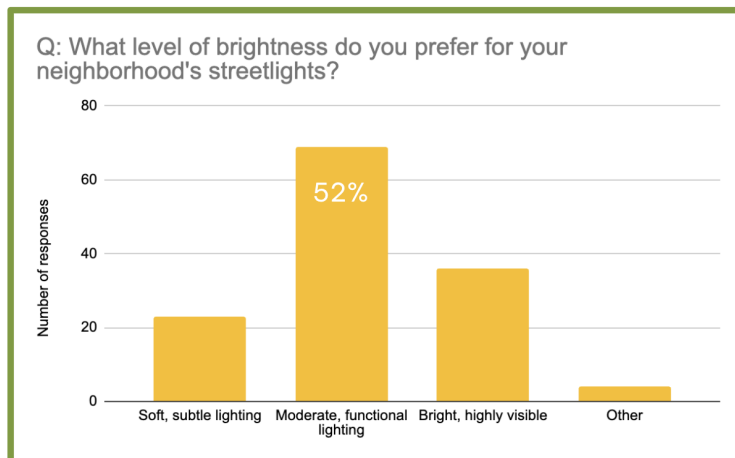


Figure 5: Community Survey I: Level of Streetlight Brightness Question

Overall, by taking a look at current conditions including environmental factors, infrastructure, and community input, the appropriate product choice and lighting locations can be evaluated. The following chapters will delve into the differences between products, a financial analysis, and the street lighting location recommendations.

3. Methods

To assess the feasibility of installing off-grid solar street lighting in Maplewood, the team worked through multiple project stages. The ensuing methodology was followed such that any final proposal or recommendation set forth by this study aligns with the goals of the [Maplewood Sustainability Commission](#).

Project Development

The project's first stage focused on refining the project scope and establishing a strong relationship with the clients. This involved holding several client meetings to

narrow the project's focus and clarify the objectives of the feasibility study. This also consisted of multiple site visits, one during the day and one at night. The initial site visit (day) helped team members gain a deeper understanding of the City of Maplewood. The nighttime visit specifically allowed us to assess the existing street lighting and identify areas in need of improvement. A supporting document with the nighttime site visit locations listed can be found in the Appendix. Throughout the semester, the team and the Maplewood Sustainability Commission maintained consistent communication to ensure progress was consistently aligned with the commission's expectations.

Lighting Market & Technology Research

The second stage of the project focused on conducting research on academic articles covering topics such as urban design, environmental psychology, and the current industry standards of solar panel technology. This step of the methodology also included an investigation into the solar-powered street lighting market by keying in on various vendors and products. To accomplish this, several companies were contacted for consultation requests. Of those suppliers, four companies responded: First Light Technologies, Greenshine New Energy, Sol by Sunna Design, and EnGoPlanet. During the consultations, company representatives pitched relevant product lines and recommended options that aligned with the Maplewood Sustainability Commission's vision. The meetings also featured discussions of the key product criteria, of which a list can be found in Chapter 5, Key Criteria: Solar Lighting Products. Contact information for the vendor representatives can be found in the appendix. A full financial breakdown is also available in the feasibility study appendix.

Data Processing

The team received two datasets from the City of Maplewood to support the project. The first consisted of community survey feedback regarding the current state of street lighting in the city. This survey, along with its responses, provided valuable insight into public perceptions of existing street lighting and helped identify areas where residents believe improvements are needed. The second set of data was a map of the approximate locations of existing traditional grid-tied streetlights in the City of Maplewood, provided by Ameren Corporation. Rather than exact coordinates, the data offered rough estimates of streetlight locations. Using Google Maps and Google Street View, the light pole descriptions were carefully analyzed and 635 out of 700 described lights were found. It is likely that the majority of missing lights could be in the southwestern quadrant of Maplewood, as there is a noticeable gap in existing lights in that portion of the map. To account for this data discrepancy, a sixth input layer was used

for the suitability model. The coordinates generated from this process were subsequently used in the GIS analysis.

Location Analysis

This project set out to determine the most optimal locations for new solar streetlight infrastructure across the city of Maplewood. To accomplish this, the team conducted spatial analysis using ArcGIS Pro 3.4 with multiple layers of cleaned data. Raw data was acquired from the Multi-Resolution Land Characteristics Consortium, St. Louis County Government website, and St. Louis Regional Data Exchange. Each data layer represented one of the criteria to determine the most suitable locations for new solar streetlight fixtures across the city. The following six criteria were used as input data layers for the suitability model that was constructed in ArcGIS:

Criterion	Model Weight	Data Source
On-Grid Light Fixture Locations (Ameren)	20%	Maplewood Sustainability Commission / Ameren
Crime Incidents	15%	St. Louis County Government
Zoning Types	20%	Maplewood City Council
Canopy Coverage	20%	Multi-Resolution Land Characteristics Consortium
Road Rating	10%	Data.Gov
Missing Data Model Balancer	15%	Created by the team to balance the suitability model to account for data discrepancies

Table 2: Criteria for Off-grid Solar Lighting Suitability Model with ArcGIS

A full breakdown of the description and justification for each layer's contributions to the model can be found in Chapter 6 of this feasibility study. Additional layers that were considered but not included due to data availability constraints were socioeconomic data, traffic data, and other existing municipal infrastructure that could obstruct the new solar lighting installations (water lines, etc).

4. Cost and energy usage evaluation

The next phase focused on analyzing the advantages of solar-powered street lights compared to traditional grid-tied streetlights. This included outlining the benefits and positive impacts of solar lighting, as well as evaluating the differences in cost and energy consumption between the two options. The overall benefits of solar lighting as compared to traditional lighting are as follows:

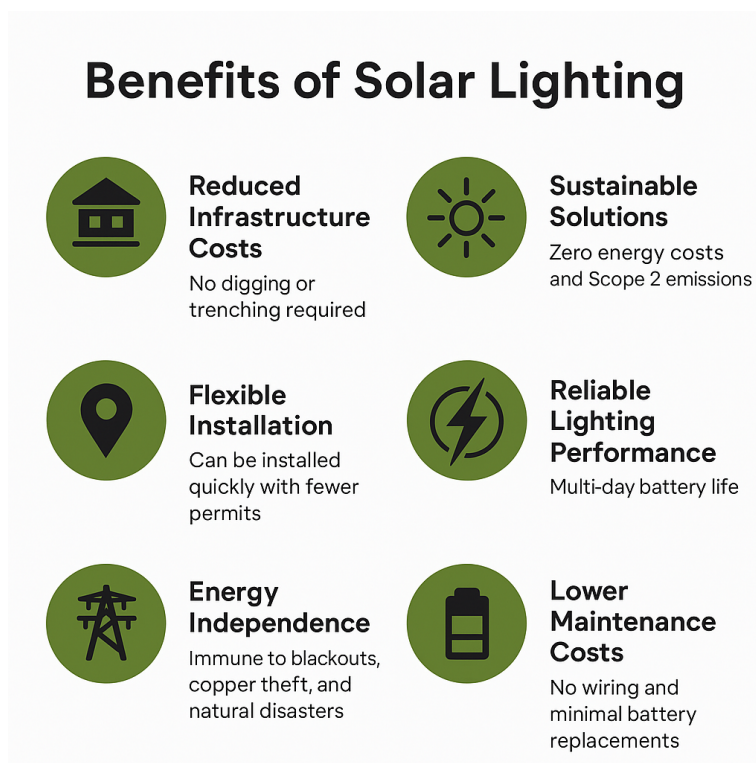


Figure 6: Benefits of Solar Powered Lighting

Below is a direct comparison between traditional and solar-powered streetlights. For traditional grid-tied streetlights, the typical upfront cost is approximately \$3,500 per light (Feasibility Study I). Installation adds an additional \$2,000 per light, accounting for the trenching and wiring needed to connect to the electrical grid. The standard fixture used today would likely be an “LED 100 W EQ Bracket,” which incurs an average monthly operating cost of \$10.71. This translates to an estimated annual energy cost of about \$128.52 per light for the City of Maplewood. This estimate assumes a flat electricity rate to maintain a conservative calculation. In contrast, off-grid solar-powered street lights generally have a higher upfront cost, around \$7,000 per light. This increase is primarily due to the advanced technology required, including integrated wiring, large batteries, and solar panels. However, solar lights have significantly lower installation costs—approximately \$600 per light—since they do not require trenching or wiring to connect to the grid. Installation involves only setting a pole with a concrete foundation. Additionally, **solar-powered street lights offer long-term savings**, as they operate independently of the electrical grid and incur no ongoing energy costs. The table below has been provided to better visualize this financial comparison. A long-term, multi-light cost comparison is also provided in the table.

	Traditional	Solar
Price per light	~\$3,500	~\$7,000
Installation & Infrastructure Costs	~\$2,000	~\$600
Power for 10 years	\$1,285	\$0
Total cost (1 light/ 10 years)	\$6,785	\$7,600
Total (10 lights/ 20 years)	\$80,700	\$76,000

Figure 7: Traditional On-grid Streetlights vs. Off-grid Solar Lights Price Comparison

The table shows that while solar-powered street lights have **higher upfront costs**, they become **more cost-effective** over time due to the absence of ongoing electricity expenses. Additionally, these lights protect the city from future volatility in electricity prices. In addition to this financial comparison, yearly costs over a 20-year period to determine the break-even point between the two options was also analyzed. The graph below illustrates the annual cost progression for both traditional and solar-powered street lights. As shown, the **break-even point** for solar-powered streetlights, based on the financials outlined above, occurs around the **16th year post-investment**.

Break-even point: Traditional vs. Solar Powered Street Lights

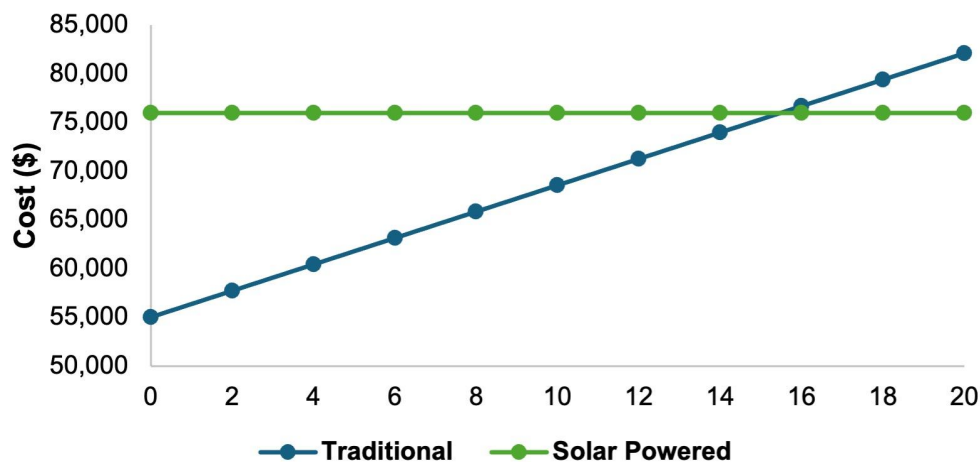


Figure 8: Traditional On-grid Streetlights vs. Off-grid Solar Lights Cost/Time

5. Solutions scenarios report

This feasibility study has formatted its recommendations in two sections: Product solutions and Location solutions. Both were assigned their own criteria to determine the best options to proceed forward, which can be found in Tables 1 and 2 in this study.

Solar Lighting Product Solutions

Solar Lighting Vendors

A significant portion of the research focused on evaluating solar lighting products available on the market to identify options that would best meet the needs of this project. This involved reaching out to suppliers, meeting with them, and gaining a deeper understanding of their product lines and offerings. Based on this initial information gathering, the vendor and specific product that would be the best fit for the project was then assessed.

First Light Technologies

The first company that was contacted was [First Light Technologies \(FLT\)](#), headquartered in Victoria, Canada. FLT has specialized in designing and manufacturing outdoor lighting for public spaces such as walkways, parks, and parking lots for over 15 years. Since its founding, the company has installed more than 45,000 units across 30 countries. Its major clients include the military, NASA, universities, municipalities, and construction companies. FLT currently offers three main products in its lineup: the Classic Round, Classic Square, and Classic Street. Each product is DarkSky compliant, features adaptive intelligence, and is designed for a variety of applications. They also offer options for different color temperatures, lighting distributions, lighting profiles, and pole heights. For the purpose of this project, the representative from FLT recommended to us the Classic Street product, otherwise known as the [BFL series](#).

The BFL series is priced at around ~\$4,000 per light and is designed for a range of applications, including streets, roadways, parking lots, and large open areas. It is particularly well-suited for parking lots as well as residential and collector street lighting. Featuring a classic cobra head design, the BFL series is made from marine-grade, corrosion-resistant aluminum and is available in bronze, gray, black, or white finishes. It offers two mounting options: installation on a vertical tenon or attachment to an arm/horizontal tenon. Pole height options include 18, 20, 25, and 30 feet. Additionally, the BFL series is equipped with adaptive intelligence, which adjusts lighting performance based on environmental conditions. This feature allows the light to conserve battery power during cloudy days and optimizes output as needed, providing the system with up

to two weeks of lighting without any sunlight. In other words, two weeks of system autonomy. The BFL series offers multiple color temperature options, including 4000K, 3000K, and 2700K, and boasts an LED lifespan of 100,000 hours. It is equipped with a battery designed to last 10-12 years and comes with a 5-year warranty. Additionally, the BFL series provides high-efficiency lighting distributions, available in type II, III, IV, and V patterns.

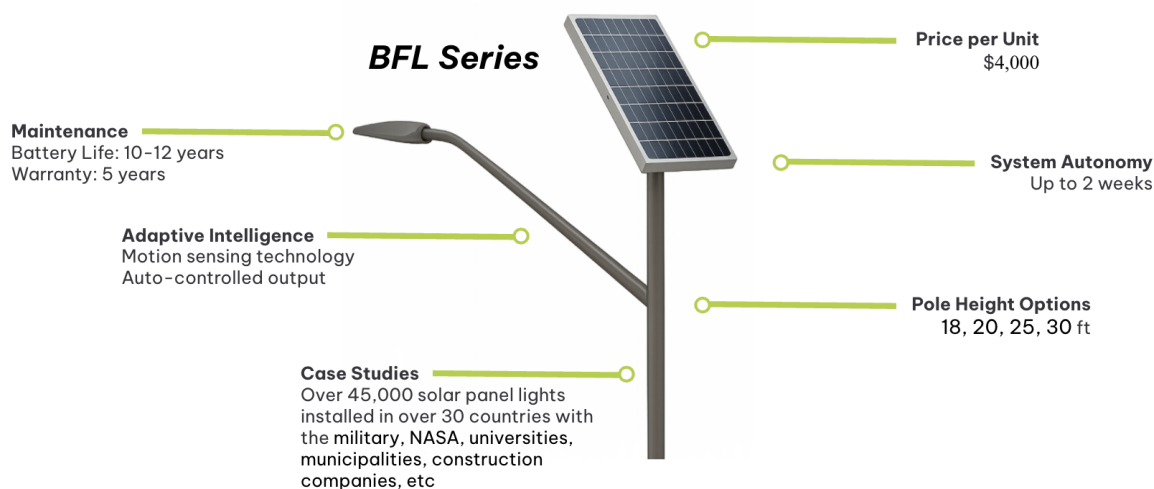


Figure 9: First Light Technologies – BFL Series

Greenshine New Energy

The second company that the team contacted was [Greenshine New Energy \(Greenshine\)](#), which is based in Lake Forest, California. Greenshine specializes in solar-powered outdoor lighting for outdoor spaces, streets, and parking lots. They have installed over 200,000 solar panel lighting systems across the United States in areas such as airports, Air Force bases, and municipalities. Greenshine offers two main products in its lineup: the Brighta and Lumina series. Both products are dark sky compliant, have auto-controlled output, customizable operating times, and have options for different pole heights. For the purposes of this project, the representative from Greenshine recommended the [Brighta series](#).

The Brighta series is priced at ~\$3,257 per light and its main application is for path lighting and is typically installed on sidewalks and streets for pedestrian lighting. This series is constructed from galvanized steel and features a 180W LED light on either a 17, 20, or 23 foot pole. A standout feature of the Brighta series is it has power-saving technology, lasting up to five days without sunlight. This can ensure there will be constant lighting at night, even in poor weather conditions. The Brighta series also offers customizable operating times and profiles. It is equipped with a battery design that lasts

5-7 years and comes with a 5-year warranty. There is also a 10-year warranty at an additional cost. Finally, this series offers color temperature options of 3000K, 4000K, or 5000K and type II, III, and V lighting patterns.

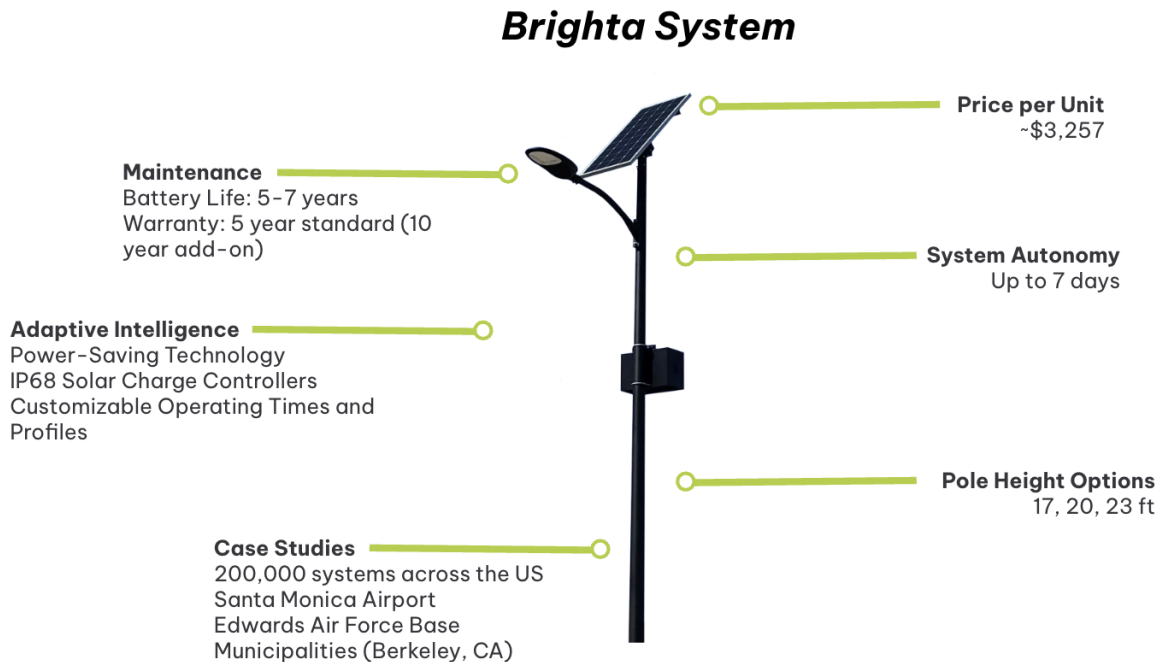


Figure 10: Greenshine New Energy – Brighta System

Sol by Sunna Design

The third company the team contacted was [Sol by Sunna Design](#), headquartered in Bordeaux, France, with offices in the continental United States. Founded in 1990, Sol has been a leader in designing and manufacturing outdoor lighting solutions for public spaces such as streets, trails, playgrounds, and parking lots. Since its founding, the company has completed over 150,000 installations across more than 60 countries. Its major clients include municipalities such as the City of Los Angeles and the City of New York, as well as companies like Lockheed Martin, Toyota, IKEA, Ameresco, and O'Hare International Airport. Sol currently offers three main product lines: the EverGen Series, UP Series, and iSSL Series. Each product is DarkSky compliant, incorporates advanced energy management systems, and is designed for a variety of applications. They also provide options for different color temperatures, lighting distributions, battery packs, and pole heights. For the purposes of this project, the representative from Sol by Sunna Design recommended the [UP2 series](#).

The UP2 series is priced at approximately ~\$3,000 per unit and is designed for a range of applications, including roadways, street lighting, parking lots, and security and

perimeter lighting. It features a powerful all-in-two solar lighting system with a dual-panel design to maximize energy capture. Equipped with high-quality Acuity fixtures, the UP2 series uses an advanced energy management system that adjusts lighting output based on weather conditions and solar availability. This system provides a standard autonomy of 2–4 days, with additional battery pack options available for extended autonomy at an added cost. Motion-sensing capabilities can also be incorporated to further enhance battery life and system efficiency. The UP2 series offers multiple color temperature options, including 2200K, 2700K, 3000K, and 4000K. Fixtures deliver a lumen output ranging from 3,600 to 7,200 lumens, have a rated lifespan of 110,000 hours, and are available with Type II, III, and IV lighting distributions. The system's battery is designed to last 12 years and is backed by a standard 10-year warranty. Pole height options for the UP2 series include a 20-foot configuration.

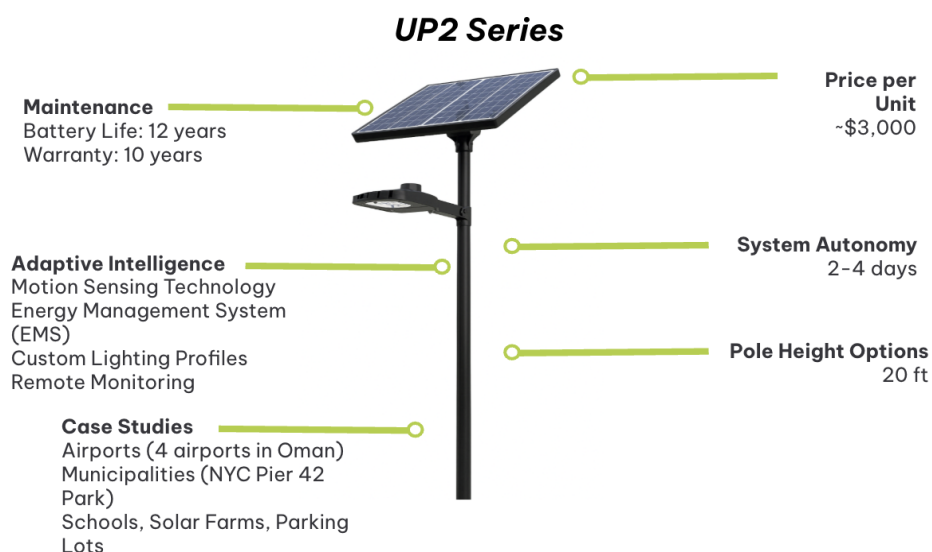


Figure 11: Sol by Sunna Design – UP2 Series

EnGoPlanet

The final company contacted was [EnGoPlanet](#), based in Houston, TX, and specializing in green energy systems. Notable clients have included the City of Boston, the City of Las Vegas, the City of Santa Monica, Webster University, with projects ranging from industrial zones to residential communities. All of their products have a typical lifespan of 25-30 years, can provide light at any time of day regardless of weather, and require little maintenance outside of cleaning the solar panels periodically and replacing the battery. For the purpose of the project, the most suitable product offered is the [Slim Series](#), priced anywhere from ~\$2,800-\$5,500 per unit. For residential street lighting projects, they recommend bulk installation. These lights come equipped with adaptive

intelligence such as motion sensing technology, security cameras, and light color changing technology, making the lights adaptable to most conditions. The remote management also allows for bluetooth control from a phone. The galvanized steel poles are offered in three heights: 13.1, 19.6 or 26 feet. Other features include a battery life of five to seven years, an included warranty is five years, and four to five day system autonomy. The cost of replacement of a battery is \$180. EnGoPlanet also offers an optional maintenance and servicing program for a monthly fee. There is also an option to finance the light payments.

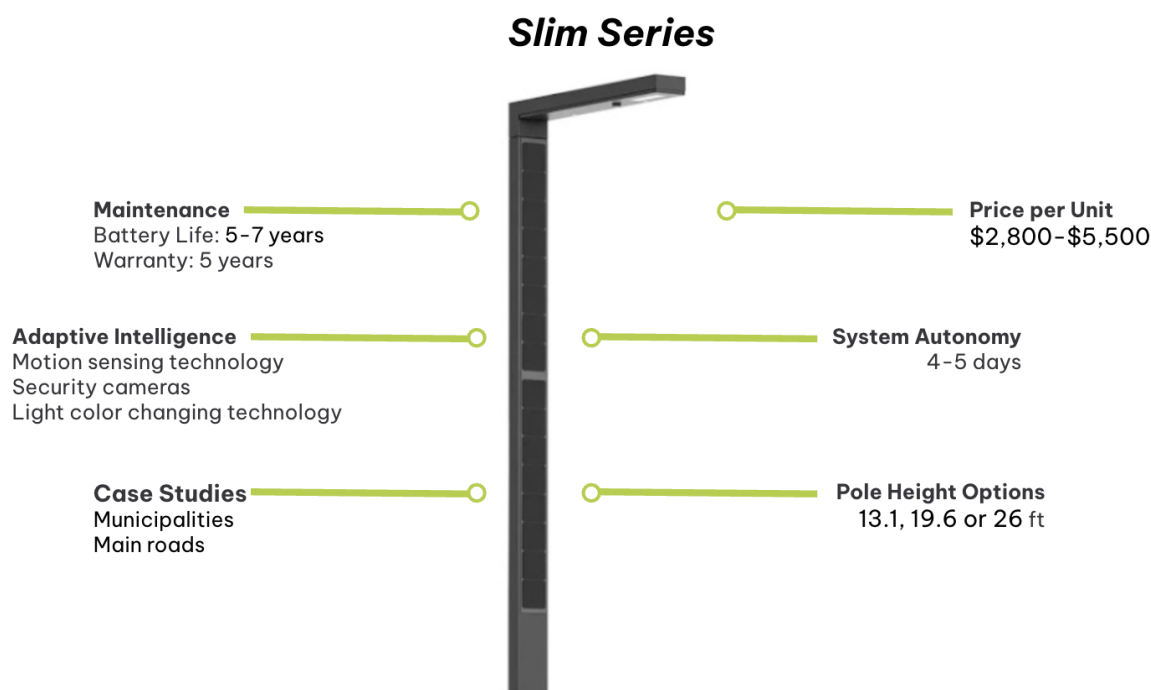


Figure 12: EnGoPlanet – Slim Series

Vendor Product Key Criteria

To streamline and focus the comparison, the key criteria most critical to the scope and feasibility of this project were identified. These criteria include cost per unit, battery life, system autonomy, warranty, dark sky compliance, pole height options, and lighting profiles. These factors were selected because they have the greatest influence on financial investment, maintenance needs, system performance, and ease of installation. Below, an explanation of why each criterion was prioritized is provided.

1. **Cost per unit:** When considering cost per unit, this is a key criterion because more affordable products will enable the City of Maplewood to install a greater number of lights, thereby expanding the project's reach.

2. **Battery lifespan:** A product with a long-lasting battery lifespan was prioritized. A longer battery lifespan reduces ongoing operating costs and minimizes maintenance needs, ultimately enhancing the project's overall feasibility.
3. **System autonomy:** Options with the longest possible autonomy, meaning the longest duration the light can operate without sunlight, were also prioritized. This is because the primary drawback of solar lighting is its reliance on sunlight rather than a grid connection. Therefore, it is essential to select a system that can maintain consistent performance during periods of limited sunlight, ensuring reliable lighting and minimizing disruptions to the project's effectiveness.
4. **Warranty:** A long warranty was considered to be an important criterion, as it helps reduce long-term costs by ensuring that any issues with the lights would be covered by the supplier, further increasing the project's feasibility.
5. **DarkSky approved options:** In addition to using energy, outdoor lighting can have negative ecological consequences by contributing to light pollution. Research on artificial light at night (ALAN) has revealed its significant impacts on nocturnal and migratory species, especially insects and birds, which are facing global population declines (Fellows, 2023). Migratory birds are especially impacted by light pollution, and Maplewood is located along the Mississippi Flyway, a major migratory route. To minimize these ecological disruptions, DarkSky-approved products were made an important priority. DarkSky-certified lights are designed to reduce glare, limit light trespass, and minimize skyglow, helping to protect wildlife and preserve the natural night environment while still providing necessary illumination for community safety.
6. **Pole height:** Multiple height options is important, as different installation sites will face varying vegetation challenges and will require different light heights to effectively avoid obstructions.
7. **Lighting profile:** Finally, lighting profiles were prioritized, as different fixtures offer distributions tailored to specific applications such as sidewalks, roads, or parking lots. To ensure the best fit for the project, the team focused on selecting a product with a Type II or Type III lighting profile, which are best suited for sidewalks and roadways.
 - a. Vendors can use photometric analysis as a tool to demonstrate how their lights and specific lighting profiles will perform at a given location. This process measures and analyzes light distribution, intensity, and other key qualities to evaluate a lighting system's effectiveness in a real-world setting. To test this process and evaluate a product from one of these vendors at a location in the City of Maplewood, the team requested a photometric analysis from Sol by Sunna Design. Specifically, the team asked for an

analysis of Kensington Avenue, between Cambridge Avenue and Manhattan Avenue. This location was selected because, during the nighttime visit to Maplewood, it became clear that this stretch of road was completely dark and would require multiple lights. The following figures show the photometric analysis for the UP2 series, featuring the Type II lighting profile.



Figure 13: Photometric analysis of Kensington Avenue, between Cambridge Avenue and Manhattan Avenue

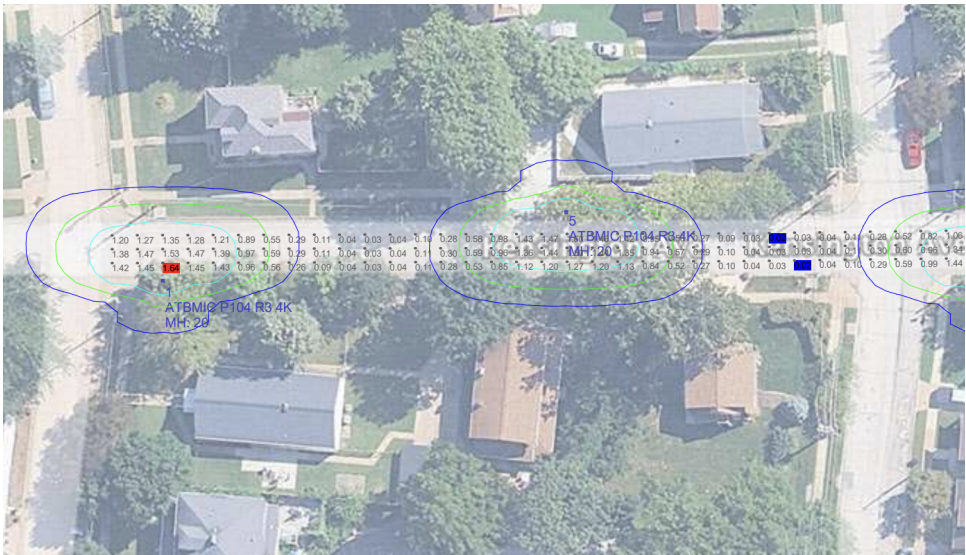


Figure 14: Zoomed in photometric analysis of Kensington Avenue, between Cambridge Avenue and Manhattan Avenue



Figure 15: Nighttime photometric analysis view of Kensington Avenue, between Cambridge Avenue and Manhattan Avenue

To better visualize this information, the main criteria for each supplier and their recommended product is summarized in the table below.

	Criterion	<u>First Light Technologies</u> BFL Series	<u>Greenshine</u> Brighta	<u>Sol by Sunna Design</u> UP2	<u>EnGoPlanet</u> Slim
Pricing	<i>Cost per Unit</i>	~\$4,000	~\$3,257	~\$3,000	~\$2,800-\$5,500
Maintenance	<i>Battery Life</i>	10-12 years	5-7 years	12 years	5-7 years
	<i>Warranty</i>	5 years	5 years (10 year add-on)	10 years	5 years
Features	<i>Pole Height Options</i>	18, 20, 25, 30 ft	17, 20, 23 ft	20 ft	13.1, 19.6 or 26 ft
	<i>System Autonomy (based on the standard battery pack)</i>	14 days	7 days	2-4 days	4-5 days
	<i>Lighting Profile</i>	II, III, IV, and V	II, III, and V	II, III, and IV	N/A

Table 3: Comparison of Main Criteria for Solar Lighting Products

Vendor recommendation

Based on the information in the table and the project's primary criteria, the team recommends **First Light Technologies** as the supplier that best meets the project's requirements. Although the BFL series from FLT has the highest upfront cost, it compensates with a long battery life of 10–12 years. Additionally, FLT offers a wide range of pole height options, which is important for accommodating varying site conditions, particularly areas with different vegetation heights. Finally, the BFL series provides the longest system autonomy among the products considered, offering up to 14 days of autonomy.

The UP2 series from **Sol by Sunna Design** is another product that closely aligns with the project's requirements. Like the BFL series, the UP2 offers strong performance, featuring an excellent battery life and an even better 10-year warranty. However, it is important to note that the UP2 series provides only one pole height option of 20 feet, which may limit flexibility for certain site conditions. Additionally, while the standard system autonomy ranges from 2–4 days, Sol by Sunna offers optional battery upgrades at an additional cost to further extend autonomy. Therefore, prioritizing the BFL series from FLT and the UP2 series from Sol by Sunna Design would best support the project's needs and requirements. However, the project is still in its early stages and will continue to evolve; thus, this should be viewed not as a formal recommendation, but rather as the current assessment of what the project requires and what the products provide to fulfill these requirements.

Solar Lighting Location Solutions

Suitability Model Development

As mentioned in the Location Analysis section of Chapter 3, the team developed a suitability model in ArcGIS Pro 3.4 to locate the most desirable areas for solar streetlight infrastructure. This model was constructed using multiple criteria and was the result of a combination of background research and data availability. Data availability permitting, future versions of the suitability model constructed for feasibility studies should consider additional criteria, such as those outlined at the end of Chapter 3.

The suitability model aggregates the six location criteria using the weights assigned in Table 1 on a 1-10 scale. Each of the criteria were generated using raw data and processed in ArcGIS Pro to produce these visual raster layers:

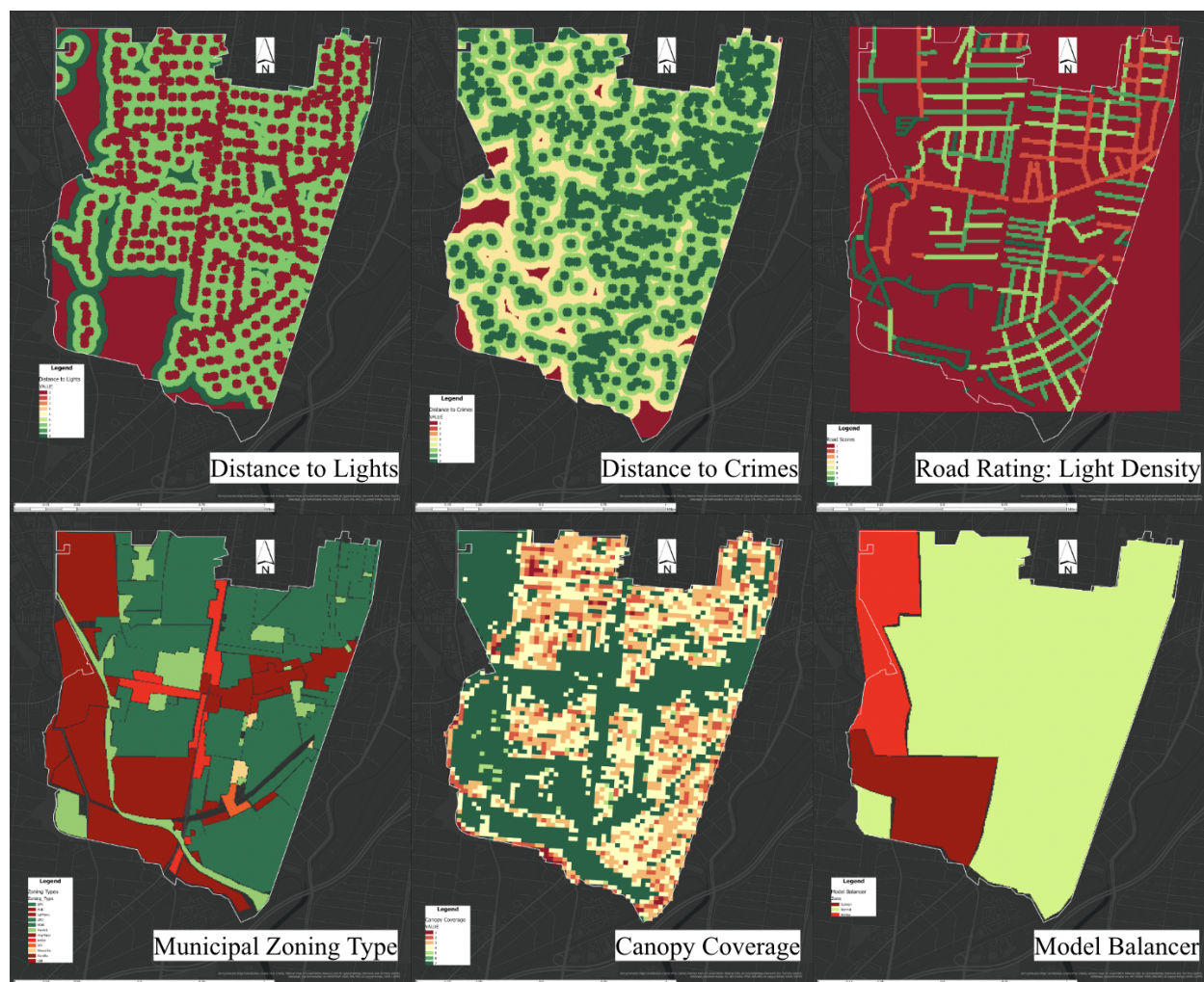


Figure 16: All Raster Layer Inputs for Suitability Model

Suitability Model Key Criteria

Explanations for the model's inputs can be found in the following list, and the full tables for each layer's suitability score classifications can be found in the Appendix.

1. **Distance from On-grid Lights (20%):** The team determined that distance to existing on-grid lighting infrastructure was one of the leading criteria in determining suitable locations for new off-grid installations, for the obvious reasons of reducing lighting redundancy. For the suitability scoring of this layer, distance classes of 100-250 feet and 250-400 feet from an existing light were rated the most suitable with scores of 7 and 9, respectively. However, extreme distances of 450+ feet were considered unsuitable in order to account for missing

light data. The new lighting installation recommendations will be designed to supplement the existing on-grid fleet.

2. **Distance to Crime Incidents (15%):** In the research phase, the team found that street lighting has been found to boost feelings of safety amongst sidewalk and street users (Rijswijk & Haans, 2017). Suitability scores were given to distance classes that were closer to geolocated crime incidents in order to have the model generate locations that would increase feelings of security amongst residents if those locations were used.
3. **Municipal Zoning Type (20%):** The Maplewood Sustainability Commission indicated during initial discussions that they wanted to prioritize residential areas of the city for this solar streetlight project. Additionally, as mentioned in Chapter 2, respondents in Community Survey I indicated a preference for residential areas when deciding locations they believed to be optimal for new lighting infrastructure. Thus, residential zones were rated highly for the model, with developmental and business zones being rated lower. Public Activity (parks, etc) were given a suitability score of 6, slightly higher than average.
4. **Canopy Coverage (20%):** The team determined early in the research phase that locations where trees are currently growing streetside would be less suitable for new solar lighting fixtures due to the fact that their canopy coverage would likely obstruct the solar panels from absorbing the necessary insolation to power the lights. Areas with zero canopy coverage were given the maximum suitability score of 10, with decreasing scores as the density of canopy coverage increased in an area. One additional concern could be that trees may have branches that fall onto a solar panel, potentially damaging valuable infrastructure if not placed in a suitable location with regards to tree cover.
5. **Road Rating: Light Density (10%):** This layer serves multiple purposes in that it distinguishes between roadside areas and all other areas, weighting roads as higher suitability than other areas to reaffirm the project's focus on street lighting rather than lighting infrastructure for any other public area. This layer also adds an additional layer of support for roads and streets that do not currently boast many on-grid lights. Each road was placed into a class according to how many existing lights it had, normalized by road length. The dimmest roads were given the highest suitability score, with decreasing scores as the roads' lights per unit area increased.
6. **Missing Data Model Balancer (15%):** This layer was used to account for missing data, specifically missing light points from when the team manually transcribed each light pole description into XY coordinate data for GIS use (Chapter 3). Many lights near Sunnen Drive and the northern part of the section of Hanley Road that

passes through Maplewood are absent from the dataset. This means that if the model was run without this balancer, those areas would automatically receive the highest suitability score as those areas would show up as extremely dark on the map. This layer then allows GIS to produce a suitability map that remains aligned with the priorities of the team and the Maplewood Sustainability Commission.

Solar Lighting Suitability Model

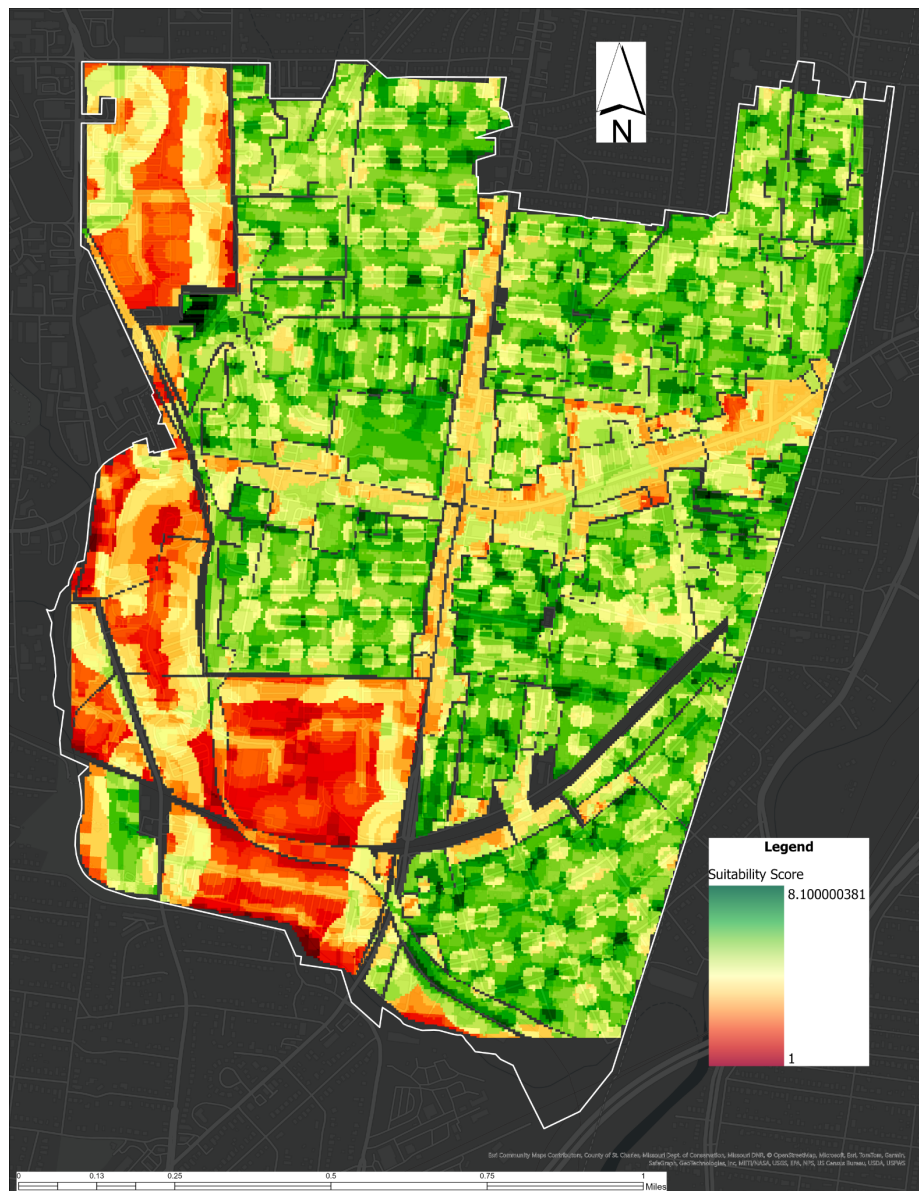


Figure 17: Suitable Locations for Solar Lighting Infrastructure in Maplewood

The above figure is the output from the team's constructed suitability model. The

model essentially divides up the study area into a grid of many small cells (400 ft² each) that are each assigned a score ranging from 1-8.1+. The darkest green areas show the most suitable locations with a maximum aggregated score of ~8.1.

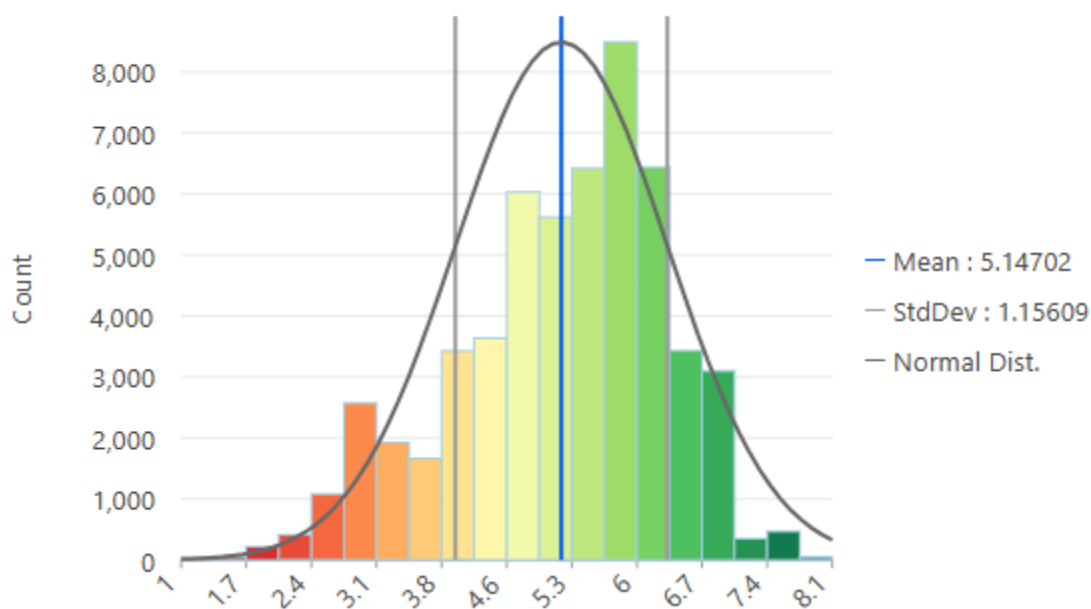


Figure 18: Distribution of Suitability Scores

The distribution of suitability scores produced by the model is slightly skewed towards being greater than the median, with the Y-axis (Count) representing the number of cells in each histogram bin. This means that much of Maplewood is relatively suitable for solar lighting infrastructure, with the model highlighting some key areas when filtering for scores significantly higher than the mean of 5.14702. After the model output was generated, a query was run to highlight sites within Maplewood that scored higher than or equal to 7 out of 8.1+, as shown in Figure 19:

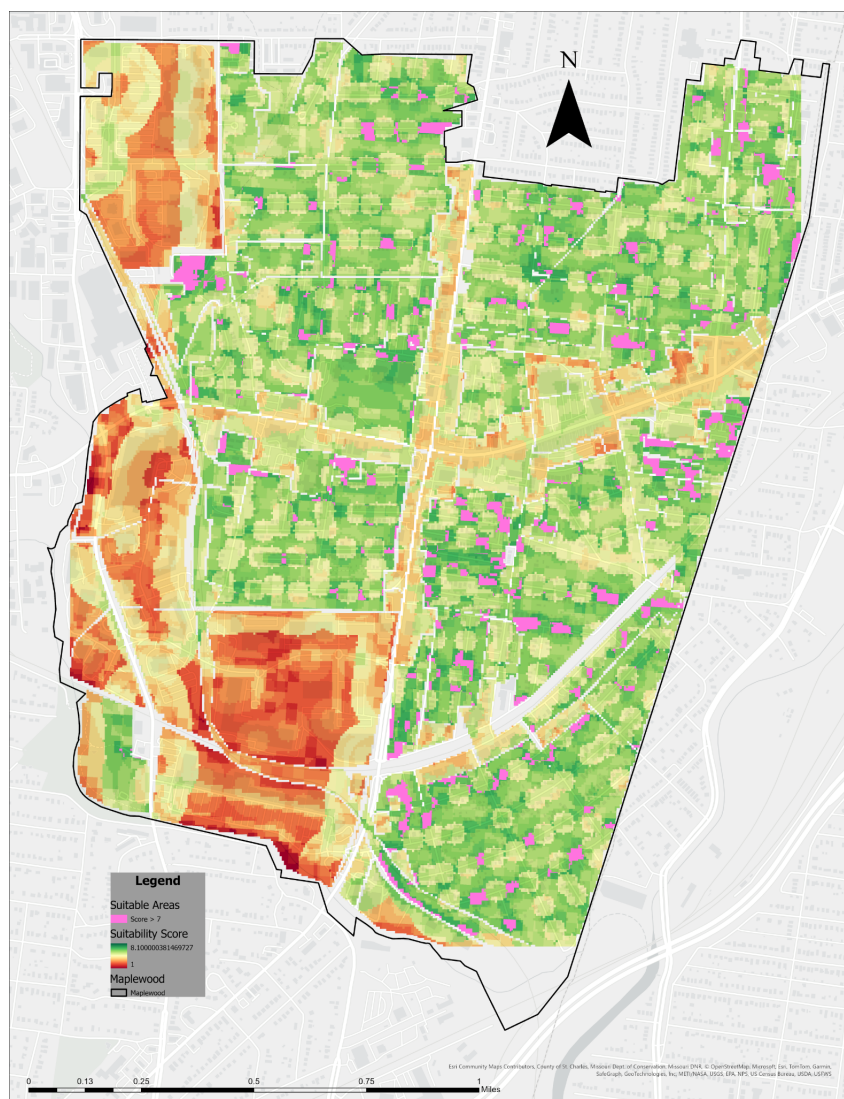


Figure 19: Suitability Model Output with Highly Suitable Locations Emphasized (Score >7)

Additionally, the model produced enough of a granular top-end with areas of even higher suitability and thus priority for solar lighting infrastructure. The team considers these locations to be the most optimal (contingent on an in-person site visit to confirm), with these sites holding suitability scores greater than or equal to 7.5 / 8.1+, shown in light blue alongside the pink in the following figure:

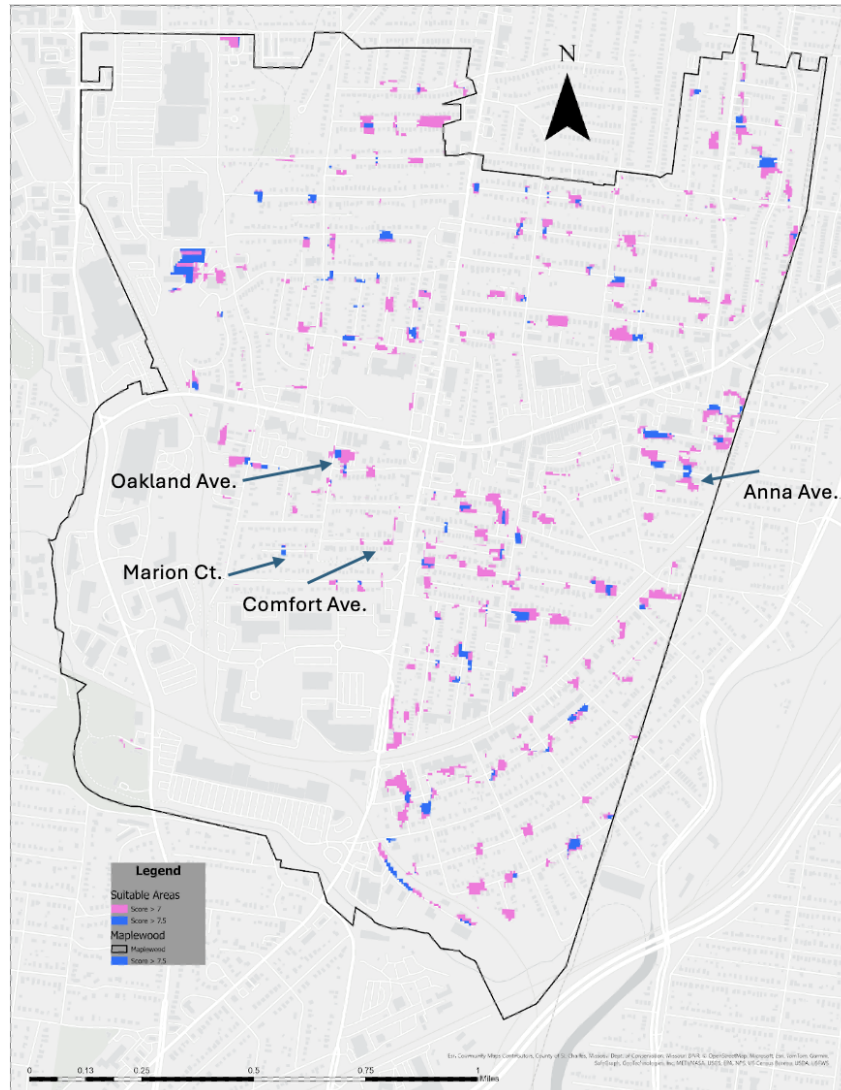


Figure 20: Areas of Maximum Suitability (Score > 7.5, 7) with streets mentioned by residents in the community survey highlighted

Overall Recommendations

Based on the outputs of the initial suitability model, the team has categorized location solution scenarios into two pathways of addressing the project need. In this way, the location solution scenarios could impact the decision on which solar lighting company the Maplewood Sustainability Commission chooses based on the following:

- A) Using the more refined locations (suitability scores > 7.5) leads to less sites highlighted by the model and thus a smaller total of solar lighting units needed, enabling more wiggle room for the cost per unit

- B) Although many of the products listed in Chapter 5's Solar Lighting Product Solutions section are of similar modeling, the site conditions of various locations recommended by the suitability model could influence which product features are ranked at the top of the product criteria list

The team has set forth two recommendation pathways for location solution scenarios that may incur different costs, and recognizes that ultimately, the Maplewood Sustainability Commission retains full jurisdiction over which pathway best fits their project needs.

Recommendation 1:

The blue areas shown in Figure 20 represent the areas of Maplewood with the highest suitability scores for new solar lighting infrastructure (Score > 7.5 / 8.1+). There are around 25-30 patches of contiguous blue raster cells that the model has produced, leading one solution scenario to call for around the same number of new solar lighting units to be placed in those spots. As mentioned in part B of Overall Recommendations above, the site conditions for each "blue area" may call for a variety of lighting features from the products criteria section (specifically pole height and/or lighting profile). Many of the blue areas produced by the model are in relatively close proximity to one another, so this solution scenario could also represent a more targeted approach to lighting up the city, specifically focusing on the areas of maximum need.

Recommendation 2:

The pink areas shown in Figures 19 and 20 represent a larger subset of Maplewood that the model has indicated as suitable locations for new solar lighting infrastructure (Score > 7 / 8.1+). As there is a higher amount of contiguous pink areas, the Maplewood Sustainability Commission may consider lowering the cost per unit for this solution scenario so as to cover as much area as possible. As such, the pink areas with the greatest contiguous area of cells should be prioritized to maximize lighting area coverage. This solution scenario could represent a more comprehensive approach to lighting up the city, focusing on diversification and possibly spreading out the project's impact with more units across all areas of the city.

Additional Approaches: Considerations for Future Solution Scenarios

This feasibility recommends multiple solution scenario pathways for the Maplewood Sustainability Commission to implement their project goals. It is the present team's understanding that this project will be passed down for further research and evaluation to a new team of Washington University students in a subsequent semester of

the Environmental Studies Department's Sustainability Exchange capstone course. Chapter 6 outlines a broader list of next steps for further consideration, however this feasibility study proposes the following items for future deliberation specifically for location solution scenario development:

- A) **Further Research Academic Articles Related to Urban Lighting Design:** The team conducted extensive research on the psychological effects of urban lighting layout design which influenced the construction of the locations suitability mode. The team also notes that this is an evolving field where new technology is hitting the market and more municipalities and similar institutions are investing in similar projects. Thus, similarly to how Feasibility Study I incorporated findings from the city of Brentwood's investment in solar street lighting, future teams should continue to glean information from any academic case studies on this topic. For example, a key finding that the team would strongly recommend for any solar street lighting project to know is, what is the estimated number of new lighting units to be added to an area that would make a quantifiable impact? The team predicts that this critical point of new lighting units would decrease by a function of road type and current lighting conditions. At the time of the present study, not many academic articles could be found on this topic and the team predicts more research will be published in future months or years.
- B) **Combination of Solution Scenario Recommendation Types 1 and 2:** The team recommends two different pathways for location implementation that could influence the vendor of choice. It is possible that the best solution for the project may involve the Maplewood Sustainability Commission to mix and match suitable location preferences as well as vendors, although a bit more unlikely.
- C) **Pilot Programs and Areas of High Usage:** If at any point the priorities of the Maplewood Sustainability Commission shift towards an emphasis on prioritizing locations where there is a higher usage rate amongst city residents or passerby, additional GIS layers could be used to quantify this with metrics such as traffic data or population density per ward. Pilot programs could also be used to test the project in areas of high need as opposed to areas of high usage, and are addressed in Chapter 6 of this study.

6. Next Steps and Future Considerations

This feasibility study took place as part of the Washington University Environmental Studies Department's Sustainability Exchange capstone course between January and May 2025. As this project transitions to a subsequent team in the fall, this feasibility study outlines the following recommendations for future work:

1. **Explore Pilot Lights:** Based on the team’s research, this feasibility study recommends that the Maplewood Sustainability Commission and any subsequent team consider the option of investing a small percentage of the total Proposition S budget into a pilot program for solar lighting fixtures. The cost of solar infrastructure may decrease in the future, saving the city money when a final decision is made to commit to a solution scenario. Additionally, a pilot program would allow the Maplewood Sustainability Commission to gather data (both community feedback and their own experience) on the installation process and partnership with a solar lighting vendor. This feasibility study also recommends that in the event that a pilot program is implemented that success metrics be developed prior to the physical installation of these lights in order to best gauge the level of impact of the project to determine whether to continue installing more lights or to pivot from the pilot program entirely.
2. **Conduct Life Cycle Analyses:** Life Cycle Analyses (LCAs) are a success metric that clarifies the environmental impact of a physical product. When developing a partnership with a chosen solar lighting vendor, the team recommends that future project managers conduct an LCA of their new solar lighting inventory prior to and post-installation so that the sustainability metrics of the project can be quantified into items like materials used or CO₂ emitted.
3. **Add or Modify GIS Suitability Model Inputs:** The current suitability model featured in Figure 17 is an excellent starting point to develop a list of suitable sites for new solar lighting infrastructure. The team has plans to “ground-truth” the optimal locations to verify the model output with an in-person site visit prior to the presentation date, and recommends that anyone involved with the project conduct future site visits to the locations recommended by the model to continue the verification process. If new, up to date data is available to directly replace any layers currently in use, the model should be updated accordingly (including an updated canopy coverage dataset for the current year). Additional layers that the team recommends as additions to the model are public works data (water and gas lines, etc), socioeconomic data (to increase the project’s commitment to equity), and traffic data (to account for areas of high usage).
4. **Refine and Conduct Additional Community Surveys:** The team was able to make good use of Community Survey I and as a result of working with this dataset, is able to make recommendations for the formatting of subsequent surveys. Location data (even if generally vague so as to not reveal the identity of the respondent) is helpful as it could potentially add another layer for future suitability models. Additionally, future community surveys could be used as a metric of success in a pilot program where the Maplewood Sustainability Commission or

future Sustainability Exchange teams solicit community feedback on the impact of the pilot program. Finally, the team recommends that future research be conducted on the efficient, effective, and equitable way to administer future community surveys, as this could benefit future projects set forth by the Maplewood Sustainability Commission.

5. **Maintain Vendor Contacts and Research Additional Suppliers:** The team recommends that the connections established with solar lighting companies during the Feasibility Study II period be maintained, as each of the vendors appeared eager to get this project off the ground and showed enthusiasm for both the project's direction and the prospect of partnering with the Maplewood Sustainability Commission long term. The team also recommends that future teams continue reaching out to new vendors and continue refining the criteria for physical lighting products based on future meetings and/or pilot programs.

7. Appendix

Solar street lighting vendor contacts:

First Light Technologies | <https://flt.com/>

Alex Howes

Inside Sale Representative

ahowes@flt.com

Sol by Sunna | <https://solarlighting.com/>

Sean McLean

Inside Sales Representative, Channel Partners

smclean@solarlighting.com | +1 (778) 966 3106

EnGoPlanet | <https://www.engoplanet.com/>

Samantha Smolik

Sales Executive

samantha@engoplanet.com | +1 (361) 676 8805

Greenshore New Energy | <https://www.streetlights-solar.com/>

Daniel Ramos

Regional Sale Manager/Inside Sales

danielr@streetlights-solar.com | +1 (949) 532 9494

Financial Analysis:

❖ **Traditional Lighting:**

- *Price per light:* Figures sourced from the [Brentwood Feasibility Study](#).
- *Installation & infrastructure costs:* Figures sourced from [EcoSmart Source](#).
- *Power for 10 years:*
 - Monthly maintenance of most common grid-tied street light in Maplewood = **\$10.71**
 - Cost per year = \$10.71 * 12 = **\$128.52**
 - Cost for 10 years = \$128.52 * 10 = **\$1,285**

❖ **Solar**

- *Price per light:* Figures sourced from the [Brentwood Feasibility Study](#).
- *Installation & infrastructure costs:* Figures sourced from the [Brentwood Feasibility Study](#).

Suitability Model: Classification Tables for Transformation Layers

Distance (feet)	Suitability Score
0-100	1
100-250	7
250-400	9
450+	1

Table 4: Suitability Scores for Distance Classes - On Grid Lights

Distance (feet)	Suitability Score
0-100	8
100-200	6
200-350	4
350+	1

Table 5: Suitability Scores for Distance Classes - Crime Incidents

Zoning Type	Suitability Score
Single Family Residential	10
Limited Residential District	10
Medium Density Residential	10
Planned Unit Development	1
Light Manufacturing	1
Public Activity	7
Arterial Business	2
Overlay District	3
Neighborhood Business	5
Community Business	1
CBI District	1

Table 6: Suitability Scores for Municipal Zoning Types

Canopy Coverage Rating	Suitability Score
0-0.01 (No trees)	7
0.01-10	5
10-25	4
25-40	3
40-65	2
65-89 (max)	1

Table 7: Suitability Scores for Canopy Coverage Classes

Road Rating	Suitability Score
Brightest	1
Bright	2
Average	6
Dim	7
Dimmest	8

Table 8: Suitability Scores for Road Rating - Light Density Normalized by Road Length

Area	Suitability Score
Other	6
Sunnen (Southwest)	1
Hanley (Northwest)	2

Table 9: Suitability Scores for Missing Data Model Balancer

Geodatabase Breakdown (Suitability.gdb)

- **Streetlights_Project:** Point dataset containing 635/700 Ameren light datapoints projected into NAD 1983 StatePlane Missouri East FIPS coordinate system, created from [Maplewood Lighting Location Spreadsheet](#) using XY Table to Point and Project tools
- **CrimeOffenses:** Point dataset containing all 3,789 reported crime incidents in Maplewood from 2021-2025 created from XY Table to Point tool
- **ZoningTypes:** Polygon feature class digitized from the [Maplewood Zoning Map](#) created using the New Feature Class and Create Features tools
- **Maplewood_canopy_coverage:** Raster dataset created from the [NLCD 2021 USFS Tree Canopy Cover \(CONUS\)](#) layer by clipping extent to Maplewood city boundaries
- **roads_Clip:** Polyline feature class created from [Data.gov's St. Louis County Roads](#) layer by clipping extent to Maplewood city boundaries
- **SouthwestCornerBalance:** Polygon feature class created to balance the suitability model to produce optimal locations for new lights despite missing light data
- **EucDist_LightsV1:** Raster dataset displaying distance from on-grid lights created as an input for the suitability model using Euclidean Distance tool
- **EucDist_CrimesV1:** Raster dataset displaying distance from reported crimes created as an input for the suitability model using Euclidean Distance tool
- **ZoningTypes_Raster:** Raster dataset with each cell value representing a municipal zoning type created as an input for the suitability model using Polygon to Raster tool

- **Roads_BufferV1:** Polygon feature class of 50 feet round-ended buffers around all Maplewood roads created using Buffer tool
- **Roads_Buffer_V1_Lgts:** Polygon feature class of same buffers including attributes of all grid lights falling within each road buffer created using Spatial Join tool
- **RoadBuff_Raster_LgtDensity:** Raster dataset created from the above layer using Polygon to Raster tool
- **Reclass_RoadsV2:** Raster dataset to reclassify roads by existing light density values created from the above layer using Reclassify tool for input to the suitability model
- **SouthwestCornerBalanceRaster:** Raster dataset created as an input for the suitability model from the polygon feature class using Polygon to Raster tool
- **The remaining items in the geodatabase** are raster outputs produced by the suitability model “**Suitable Areas**” within the file “**Maplewood.sam**”
 - Output maps in Figures 17, 19 and 20 were created using the Evaluate Pane within ArcGIS Pro 3.4’s Suitability Modeler. The output map **Suitability_mapV3** was specifically queried to locate cells with suitability scores of 7 or greater and then 7.5 or greater
 - To produce Figure 16, the transformed layers were fit into a layout template most optimal for the format of this deliverable
 - An additional Nearest Neighbor Analysis function was performed on **Streetlights_Project**. This created the output report referenced in Item 6 of Supporting Documents below:

Supporting Documents:

1. [Maplewood Lighting Location Spreadsheet](#) & [Maplewood Lighting Map](#)
 - a. Descriptions of lights received from Ameren
 - b. Light locations entered manually
2. [Initial Maplewood Feasibility Study](#)
 - a. Some financial estimates are based upon this report
3. [Brentwood Solar Light Cost Information](#)
4. [Community Survey Data](#)
 - a. As conducted by the Maplewood Sustainability Commission
5. [Site Visit Plan - 2/24/25](#)
6. [GIS Nearest Neighbor Analysis: On-grid Lighting Array](#)
7. [Maplewood Zoning Map](#)

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