



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

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

**Tuesday, April 14, 2026
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. March 24, 2026, City Council regular meeting minutes
6. Public Hearings:
 - a. Request to amend the zoning ordinance (Sections 56-232 & 56-539) to allow Emergency Overnight Shelters as a conditional use in the AB District and PA District.
 - b. Request by Trung Dang for a Conditional Use Permit for a Single-Family Residence at 7262 Lyndover
 - c. Request by James Lee to amend Conditional User Permit Ordinance No. 6094 for 2425 South Big Bend Boulevard
 - d. Request by Dimpalben Patel for approval of change in managing officer for existing liquor licenses for Shri Gajanand LLC d/b/a Big Bend Liquor, 3620 South Big Bend Boulevard
 - e. Request to submit an application for Community Development Block Grant funding for Yale Open Green Space improvements
7. Public Comment
8. Announcements
9. Presentations:
 - a. Honoring and commending Gina Komerous for 30 years of service with the City of Maplewood

- b. Special Business District Tax Advisory Commission report by Karmen Rayburn, Chair
- c. Community Development Department report by Laura Miller, Director

10. Unfinished Business:

- a. Bill 6314 – Final Reading: Amending the Code of Ordinances, Chapter 56 — Zoning, Section 56-359(10) — conditional uses in PA Public Activity District, and Section 56-232(31) — conditional uses in AB Arterial Business District, to permit emergency overnight shelters
- b. Bill 6315 – Final Reading: Executing an intergovernmental agreement with the City of Clayton, Missouri, for a fire authority feasibility study
- c. Bill 6316 – Final Reading: Executing an intergovernmental cooperation agreement with the City of Clayton, Missouri, for the provision of technology services and support

11. New Business:

- a. Approving a change in managing officer for existing liquor licenses for Shri Gajanand LLC d/b/a Big Bend Liquor, 3620 South Big Bend Boulevard
- b. Resolution 26-13: Authorizing the submission of an application for Community Development Block Grant funding for Yale Open Green Space improvements
- c. Bill 6317 – First and Second Reading: Authorizing the City Manager to execute the Public Works Emergency Response Mutual Aid Agreement on behalf of the City
- d. Bill 6318 – First and Second Reading: Amending Conditional Use Permit Ordinance No. 6094 for 2425 South Big Bend Boulevard to modify the lint discharge percentage
- e. Bill 6319 – First and Second Reading: Rezoning 2270 Yale Avenue from SR Single Family Residential District to PA Public Activity District
- f. Bill 6320 – First and Second Reading: Granting a Conditional Use Permit to Trung Dang to build a detached single family residential home in the MR Medium Density Residential District at 7262 Lyndover Place
- g. Resolution 26-14: Electing a Deputy Mayor Pro Tempore for the April 28, 2026, regular meeting of the City Council

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. 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 April 10, 2026, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

Tuesday, March 24, 2026

7:00 PM

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

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

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

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

A quorum was present.

4. Motion to Excuse Council Member(s)

Not needed

5. Approval of Minutes:

a. March 10, 2026. City Council regular meeting minutes

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Approved unanimously by voice vote.

6. Public Hearings: Mayor Greenberg opened the following public hearing:

a. Request by Natthinee Hughes of Thai Table for a Full and Sunday Liquor License at 7403 Manchester Road.

No public comment was received

Mayor Greenberg closed the public hearing

7. Public Comment:

No comments

8. Announcements:

Council Member Garcia announced that a Senior Meet-Up event was held on March 24, and that upcoming Yale/Manchester corridor engagement meetings are scheduled for Wednesday, March 25, from 4:00 to 5:00 p.m. at Artists First (residents) and Monday, March 30, from 10:00 to 11:00 a.m. (business owners). She also announced that The Heights will host a "Thoughtful Thursdays" mental health education series, with sessions on April 9 from 6:00 to 7:30 p.m. ("The Impact of Trauma on Adulthood") and April 16 from 6:00 to 7:00 p.m. ("Stronger Minds, Stronger Families").

Mayor Greenberg announced that the next Proposition M facility tour is scheduled for Saturday, March 28, at 10:00 a.m.

9. Unfinished Business:

a. Bill 6313: Approving a minor subdivision plat for property located at 2812 Laclede Station Road

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: Bill 6313 was approved as Ordinance 6107

10. New Business

a. Application for a Full and Sunday Liquor License for Thai Table at 7403 Manchester Road

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Roll Call Vote:

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

Outcome: The liquor license was approved.

b. Resolution 26-11: Authorizing the annual display of the Transgender Pride Flag at City Hall on Transgender Day of Visibility

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: Council discussed the relationship between this resolution and the flag display policy adopted pursuant to Resolution 25-55. Members inquired whether the resolution would need to return annually; City Manager Withycombe clarified that this resolution would authorize the annual display in perpetuity under the new policy. Mayor Greenberg expressed a preference for a future consolidated resolution listing all commemorative flags rather than individual resolutions per flag.

Roll Call Vote:

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

Outcome: Resolution 26-11 was approved.

c. Resolution 26-12: Removing Brad Jackson from the Plan and Zoning Commission

Motion to approve: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: Mr. Jackson addressed the Council, acknowledging that the action relates to attendance requirements under City ordinance and that his participation during the period in question was

limited. He explained that his absence was influenced by a federal lawsuit he had filed against Mayor Greenberg, and that he had chosen to abstain from participation to avoid a conflict of interest. He noted that he had recently signed a \$15,000 settlement agreement resolving that lawsuit, and expressed concern about the timing of the resolution, noting it came just days after the settlement was reached and that the lawsuit had arisen in part from prior efforts to remove him from this same appointment. He observed that his term is set to expire in approximately two months and that he does not intend to seek reappointment. He asked Council to allow him to complete the remainder of his term.

Mayor Greenberg delivered a prepared statement emphasizing the importance of participation on boards and commissions and noting increased community interest in serving. He cited the relevant City ordinance, which provides that members absent from 50% of meetings or who accrue three consecutive unexcused absences forfeit their position, that the chairperson may excuse absences if notified in advance, and that the city clerk maintains attendance records and notifies Council of violations. He noted that Mr. Jackson had missed three consecutive meetings without notifying the chairperson and that formal notice of potential removal had been provided.

Council members emphasized that notifying the chairperson of anticipated absences could have prevented the matter from reaching this point, and that participation expectations apply equally to all appointed members.

Roll Call Vote:

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

Outcome: Resolution 26-12 was approved

- d. **Bill 6314: Amending the Code of Ordinances, Chapter 56 — Zoning, Section 56-359(10) - conditional uses in PA Public Activity District, and Section 56-232(31) - conditional uses in AB Arterial Business District, to permit emergency overnight shelters** was given its first and second readings

Motions for both readings: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: None

Voice vote: All in favor

Outcome: Bill 6314 will move to the third and final reading at the next Council meeting, along with an opportunity for public feedback

- e. **Bill 6315: Executing an intergovernmental agreement with the City of Clayton, Missouri, for a fire authority feasibility study** was given its first and second readings

Motions for both readings: Council Member Faulkingham

Seconded by: Council Member Homa

Discussion: Mayor Greenberg thanked the administration of the 18 Communities involved

Voice vote: All in favor

Outcome: Bill 6315 will move to its third and final reading at the next Council meeting.

- f. **Bill 6316: Executing an intergovernmental cooperation agreement with the City of Clayton, Missouri, for the provision of technology services and support** was given its first and second readings
Motion for both readings: Council Member Faulkingham
Seconded by: Council Member Homa
Discussion: None
Voice vote: All in favor
Outcome: Bill 6316 will move to its third and final reading at the next Council meeting

11. Appeal Hearing

- a. **Public hearing regarding appeal by Nathan Fasnacht/Tailored Properties of Historic Preservation Commission decision regarding Certificate of Appropriateness for demolition at 3432 Commonwealth Avenue**

The mayor opened the hearing and outlined the process.

City attorney Jim Hetlage provided an overview of the appeal, noting that the Historic Preservation Commission had denied a demolition request for the property. He cited the relevant code sections governing evaluation criteria (Section 28-4), demolition standards (Section 28-6), and the appeal process (Section 28-8), and clarified that while the property is not a designated historic landmark or district property, all demolition requests require commission review.

Historic Preservation Commission representative Ray Crader confirmed the commission's denial and noted that its review was limited to the demolition request and did not extend to any proposed replacement structure. The commission found that the home, built around 1910, reflects a historic architectural style (Dutch Colonial) consistent with the character and era of the surrounding neighborhood. The commission's concerns centered on the absence of structural or environmental reports, the applicants' absence from the hearing, and photographs that showed disrepair but not structural failure.

Building official Brian Herr confirmed the denial and the City's inability to issue a demolition permit under the current record.

Attorney Mike Doster, representing the appellant, stated that the applicant missed the commission meeting due to a misunderstanding and argued that the proper considerations for a demolition approval are the structural condition of the property and the economic feasibility of rehabilitation. Property owner Ed Fasnacht testified that his company has completed 45 projects, the majority of which have been renovations. He described significant structural and safety concerns at the property, including failing driveway and entry steps, plumbing and electrical deficiencies, severe plaster damage, and water intrusion and structural beam concerns. He presented a financial analysis showing a purchase price of \$85,000, estimated rehabilitation costs of approximately \$284,670, and an estimated post-repair value of approximately \$252,000, making rehabilitation financially infeasible. He argued that demolition aligns with neighborhood development patterns and that proposed new construction would enhance the community. A real estate professional offered supporting testimony confirming the property's poor condition and the builder's reputation for quality work.

Council questions to the appellant addressed the frequency of renovation versus demolition in the applicant's project history, the estimated sale price of new construction (cited as approximately \$500,000–\$700,000), the financial feasibility of rehabilitation relative to new construction, and the relevance of the replacement structure to the demolition decision.

Two members of the public offered comment. DJ Howard, a member of the Design and Review Board and Historic Preservation Commission, supported the preservation process and expressed

concern that the applicant was aware of prior meeting requirements and that the variance approval process had lacked rigor. He recommended remanding the matter to the commission for further review. Jim Breihan, a Plan and Zoning Commission member speaking in a personal capacity, raised concerns about the lack of public notice and materials for the Board of Adjustment meeting and the limited opportunity for public input, and similarly suggested remand to allow for a proper process.

In closing, the appellant's attorney requested remand to the Historic Preservation Commission and stated that the applicant would present a full evidentiary record if the matter were reheard. City attorney Hetlage affirmed that the commission's decision was appropriate based on the evidence available to it and outlined Council's options: deny the appeal, approve the appeal, or remand the matter to the commission for further consideration.

The mayor closed the public hearing for Council deliberation.

b. Council action regarding appeal of Historic Preservation Commission decision regarding Certificate of Appropriateness for demolition at 3432 Commonwealth Avenue

Council discussion centered on the applicant's absence from the original commission hearing and whether the commission had sufficient evidence before it to make a fully informed decision. Members discussed the relative weight of structural condition versus historic value, the economic feasibility of rehabilitation, and the role and authority of the Board of Adjustment in the prior variance proceeding, with some members expressing concern that the variance decision may have been inconsistent with the zoning code and could set a problematic precedent.

City attorney Hetlage clarified that while the Board of Adjustment's variance decision raised procedural concerns among several members, the period for appealing that decision has passed and the variance stands; Council's deliberations were therefore limited to the demolition appeal before it.

Several members expressed a desire to obtain a fuller evidentiary record, defer to expert commission review, and uphold the City's zoning standards before any action on the demolition request is taken.

Motion to remand the matter back to the Historic Preservation Commission.

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Roll Call Vote:

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

Outcome: Motion to remand the matter back to the Commission was denied

Motion to grant the appeal and issue the demolition permit

Motioned by: Council Member Faulkingham

Seconded by: Council Member Homa

Roll Call Vote:

- Council Member Faulkingham – Yes
- Council Member Garcia – No
- Mayor Greenberg – Yes
- Council Member Homa – No
- Council Member Mattox – No

- Council Member Page – No
- Council Member Wiley – No

Outcome: The appeal was denied and the Historic Preservation Commission's decision stands.

12. Council and Staff Reports:

- a. **Mayor's Report.** Mayor Greenberg reminded Council and the public that a Proposition M facility tour is scheduled for Saturday morning at 10:00 a.m.
- b. **Ward 1 Report.** Council Member Wiley thanked the organizers of the Mid-County Protest for Transgender Rights and recognized the transgender members of the Maplewood community. Council Member Garcia thanked attendees for a successful Coffee Crawl.
- c. **Ward 2 Report.** Council Member Mattox echoed Council Member Wiley's remarks and noted that the protest provided an opportunity for meaningful community education among young people. Council Member Mattox thanked city staff for their assistance with Movie Night at Yale Green Space and reminded residents that the Parks Department will hold a meeting Thursday evening at 6:00 p.m. at Yale Green Space.
- d. **Ward 3 Report.** No report.
- e. **City Attorney's Report.** No report.
- f. **City Manager's Report.** City Manager Withycombe provided updates on upcoming community engagement opportunities, including a Proposition M open house on Saturday at 10:00 a.m.; two "Coffee with the Mayor and Council" events on Sunday, March 29, at 10:00 a.m. at Kentzo Koffee and Wednesday, April 1, at 10:00 a.m. at Maplewood Coffee House and Deli; and the April 7 election, for which City Hall will serve as a polling place from 6:00 a.m. to 7:00 p.m. She noted that election results will be certified at the April 28 Council meeting, at which the City will also hold a recognition ceremony for outgoing Council Member Faulkingham and conduct the swearing in of new and returning council members.

13. Public Comment: No speakers

14. Adjournment:

Motion to Adjourn: Council Member Faulkingham

Seconded by: Council Member Homa

Outcome: Unanimously approved by voice vote. With no remaining matters to be discussed, the meeting adjourned at 8:50 PM.

Certification:

I certify that the above minutes are a true and accurate record of the City Council meeting held on March 24, 2026.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: April 14, 2026



PUBLIC HEARING NOTICE

Zoning Ordinance Amendments

The Maplewood City Council will hold a Public Hearing on Tuesday, April 14, 2026, at 7 pm in Council Chambers of City Hall at 7601 Manchester Road. The purpose of this hearing is to allow all interested parties to be heard concerning the following:

A request by the City of Maplewood Plan & Zoning Commission to amend the zoning ordinance (Sections 56-232 & 56-539) to allow Emergency Overnight Shelters as a conditional use in the AB District and PA District.

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 March 27, 2026, at Maplewood City Hall and [maplewoodmo.gov](https://www.maplewoodmo.gov)

Published on July 23, 2025, in the St. Louis Countian



PUBLIC HEARING NOTICE

Zoning Ordinance Amendments

The Maplewood City Council will hold a Public Hearing on Tuesday, April 14, 2026, at 7 pm in Council Chambers of City Hall at 7601 Manchester Road. The purpose of this hearing is to allow all interested parties to be heard concerning the following:

A request by Trung Dang for a Conditional Use Permit for a Single-Family Residence at 7262 Lyndover.

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 March 27, 2026, at Maplewood City Hall and [maplewoodmo.gov](https://www.maplewoodmo.gov)

Published on July 23, 2025, in the St. Louis Countian



PUBLIC HEARING NOTICE

Amending Conditional Use Permit

The Maplewood City Council will hold a Public Hearing on Tuesday, April 14, 2026, 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 amend CUP ordinance 6094 at 2425 S. Big Bend Blvd, Maplewood, MO 63143.

The Maplewood Plan & Zoning Commission will meet on Monday, April 6, 2026, 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 Todd Hughes Director of Public Works and Planning with any specific questions relating to this matter at thughes@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



PUBLIC HEARING NOTICE

LIQUOR LICENSE

The Maplewood City Council will hold a Public Hearing on Tuesday, April 14, 2026, at 7 pm in Council Chambers of City Hall at 7601 Manchester Road. The purpose of this hearing is to allow all interested parties to be heard concerning the following:

**A request by Dimpalben Patel for an Original Package
Tasting, Packaged Intoxicating Liquor and Sunday Packaged
Intoxicating Liquor Licenses for Shri Gajanand LLC d/b/a Big
Bend Liquor at 3620 S Big Bend Blvd.**

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

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

*Posted on March 30, 2026, at Maplewood City Hall and maplewoodmo.gov
Published in The Countian on March 30, 2026*



PUBLIC HEARING NOTICE

The City of Maplewood will hold a public hearing to discuss the estimated allocation of \$100,000 in Community Development Block Grant funds. **The public hearing will be held at 7:00 p.m. on April 14, 2026, at Maplewood City Hall.**

If you are unable to attend the public hearing, you may provide written comments regarding the Community Development Block Grant Program to the following address no later than April 10, 2026.

If you are a person with a disability or have special needs in order to participate in this public hearing, please contact Tanya Bohlken, Deputy City Clerk no later than April 10, 2026.

Tanya Bohlken, Deputy City Clerk
NAME/TITLE

7601 Manchester Road
STREET ADDRESS

Maplewood, MO 63143
CITY, STATE, ZIP

cityclerk@maplewoodmo.gov
EMAIL

314-645-3600
PHONE

(As posted at City Hall, the Maplewood Public Library, Deer Creek Park, Ryan Hummert Memorial Park, Sutton Loop Park, Kellogg Park, Yale bus stop pavilion, Yale Open Green Space and Citizen's Park on March 30, 2026)

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, HONORING AND COMMENDING GINA KOMEROUS FOR 30 YEARS OF SERVICE WITH THE CITY OF MAPLEWOOD

WHEREAS, Gina Komerous began her career with the City of Maplewood as a data entry clerk on April 1, 1996; and

WHEREAS, over the course of 30 years, she has grown with the organization to serve as Administrative Assistant II in the Public Works Department, bringing deep institutional knowledge and dedicated service to every role she has held; and

WHEREAS, during her 30 years as a city employee, she has been a constant, helpful presence to the residents and businesses of Maplewood, serving as a trusted point of contact for inquiries related to public works, building permitting, housing inspections, and a wide range of city services; and

WHEREAS, her expertise in permit processing, records management, and departmental operations has made her an invaluable resource to staff, elected officials, and the community alike; and

WHEREAS, over the course of her tenure, Gina has served as an indispensable resource in training staff across public works and front desk operations, ensuring continuity of institutional knowledge and the consistent delivery of services to Maplewood residents and businesses; and

WHEREAS, our entire community has benefitted from the faithful and dedicated service rendered by Gina Komerous as a City of Maplewood employee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: Gina Komerous is hereby honored and commended on her attainment of 30 years of service with the City of Maplewood; and

BE IT FURTHER RESOLVED that the City Council thanks Gina Komerous for her 30 years of distinguished service to the community and offers its best wishes for continued success in the years ahead.

Passed this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: April 9, 2026
Re: Emergency Overnight Shelter Text Amendment

Bill No. 6314 was given first and second reading at the March 24, 2026, meeting with no changes. The ordinance amends the City's conditional use permit provisions to establish a framework for emergency overnight shelter operations, including requirements for an operations plan, an annual compliance review, and coordination with the city's social services coordinator.

The Plan and Zoning Commission recommended approval at its March 2, 2026, meeting by a vote of 5 ayes, 0 nays, 2 absent. Minor revisions were made following the P&Z meeting to clarify the annual compliance review process, add an annual building inspection requirement, and remove a pre-operational compliance checklist that was inconsistent with standard conditional use permit conditions. None of these changes alter the substantive scope or structure of the amendment as recommended by P&Z.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING THE MAPLEWOOD CODE OF ORDINANCES, CHAPTER 56 — ZONING, SECTION 56-359(10) — CONDITIONAL USES IN PA PUBLIC ACTIVITY DISTRICT, AND SECTION 56-232(31) — CONDITIONAL USES IN AB ARTERIAL BUSINESS DISTRICT, TO PERMIT EMERGENCY OVERNIGHT SHELTERS

WHEREAS, the City of Maplewood is committed to addressing the needs of individuals and families experiencing homelessness in our community with compassion while maintaining appropriate health, safety, and community compatibility standards; and

WHEREAS, emergency overnight shelters are not currently permitted in any zoning district in the City of Maplewood; and

WHEREAS, the PA Public Activity District is appropriate for emergency shelters because it is intended to accommodate uses with a distinctly public character, including schools, community centers, and institutions of an educational or charitable nature that may operate emergency shelters; and

WHEREAS, the AB Arterial Business District is appropriate for emergency shelters because it already permits hotels and motels as temporary overnight accommodations, is located along major transit corridors that provide access to public transportation, and has a commercial character that can accommodate overnight uses; and

WHEREAS, the city's existing conditional use permit procedures in Sections 56-877 through 56-883 provide appropriate standards and processes for reviewing emergency shelter applications, including requirements for Plan and Zoning Commission and City Council review, public hearings, and the authority to impose conditions tailored to individual applications; and

WHEREAS, requiring emergency shelters to comply with International Building Code and International Fire Code requirements for overnight occupancy protects the individuals being served, volunteers, and shelter operators; and

WHEREAS, the Plan and Zoning Commission reviewed the proposed text amendments at their March 2, 2026, meeting and recommended approval by a vote of 5 ayes, 0 nays, 2 absent; and

WHEREAS, the City Council of the City of Maplewood, Missouri, determines that permitting emergency overnight shelters as a conditional use in the PA and AB zoning districts is in the best interests of the City and its residents.

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

Section I. Section 56-359(10) of the Maplewood Code of Ordinances is hereby amended to add the following subsection (f) to the list of conditional uses in the PA Public Activity District:

f. Emergency overnight shelters for individuals and families experiencing homelessness, subject to the following requirements:

i. Operations plan. The applicant shall submit an operations plan meeting requirements established by administrative directive of the public works and planning director or designee. The operations plan shall be made available to the plan and zoning commission, city council, building official, social services coordinator, fire marshal, police chief, and any other city department where appropriate, and shall be available for public inspection as part of the conditional use permit application materials.

ii. Annual review. All emergency overnight shelters shall be subject to annual review by the building official and fire marshal to ensure ongoing compliance with building and fire code requirements. The conditional use permit holder shall pay annual inspection fees as established by the city council.

iii. Site requirements. Emergency overnight shelters shall not be subject to the one-acre minimum site requirement specified in subsection (a) of this section. Emergency overnight shelters shall be subject to all other applicable lot area, height, and yard and setback requirements established for the PA district in Section 56-360.

iv. Conditional use permit standards. In reviewing applications for emergency overnight shelter conditional use permits, the plan and zoning commission and city council shall apply the standards set forth in section 56-877(b) and may impose such additional terms, conditions, or restrictions as authorized by section 56-877(f) to ensure compliance with operational requirements and to minimize impacts on neighboring properties.

Section II. Section 56-232(31) of the Maplewood Code of Ordinances is hereby amended to add the following subsection (u) to the list of conditional uses in the AB Arterial Business District:

u. Emergency overnight shelters for individuals and families experiencing homelessness, subject to the following requirements:

i. Operations plan. The applicant shall submit an operations plan meeting requirements established by administrative directive of the public works and planning director or designee. The operations plan shall be made available to the plan and zoning commission, city council, building official, social services coordinator, fire marshal, police chief, and any other city department where appropriate, and shall be available for public inspection as part of the conditional use permit application materials.

ii. Annual review. All emergency overnight shelters shall be subject to annual review by the building official and fire marshal to ensure ongoing compliance with building and fire code requirements. The conditional use permit holder shall pay annual inspection fees as established by the city council.

iii. Site requirements. Emergency overnight shelters shall be subject to all applicable lot area, height, yard and setback requirements established for the AB district in section 56-233.

iv. Conditional use permit standards. In reviewing applications for emergency overnight shelter conditional use permits, the plan and zoning commission and city council shall apply the standards set forth in section 56-877(b) and may impose such additional terms, conditions, or restrictions as authorized by section 56-877(f) to ensure compliance with

operational requirements and to minimize impacts on neighboring properties.

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

Passed this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: April 9, 2026
Re: **Intergovernmental Cooperation Agreement with the City of Clayton for Fire Authority Feasibility Study**

Bill No. 6315 received first and second reading at the March 24 meeting with no changes. The ordinance authorizes the city manager to execute an intergovernmental cooperation agreement with the City of Clayton for participation in a regional fire authority feasibility study. Clayton will serve as the lead agency for the study, which will assess the costs and operational structure of a consolidated fire authority across up to 18 St. Louis County municipalities with a projected effective date of January 1, 2028. Maplewood's cost share is capped at \$40,000, and staff has budgeted \$20,000 for the project in the FY27 budget.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CLAYTON, MISSOURI, FOR A FIRE AUTHORITY FEASIBILITY STUDY

WHEREAS, several cities in St. Louis County wish to study the feasibility of providing fire and emergency medical services through a consolidated fire authority; and

WHEREAS, the City of Clayton has agreed to (a) be responsible for initiating the study process; and (b) administer the consultant selection and contacting process; and (c) manage the study process with the help of a Steering Committee, and (d) disseminate the resulting information and study results/reports to all Participating Cities; and

WHEREAS, the City of Maplewood believes it is in the best interest of our community to participate in such a fire authority feasibility study and have the benefit of study results; and

WHEREAS, the provision of fire prevention and suppression and emergency medical services is within the scope of the powers of both parties to this Agreement and both parties are authorized by Sec. 70.210, et seq., RSMo., to contract for planning for public improvements or facilities and common services within the scope of the contracting parties;

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

Section I. The Intergovernmental Cooperation Agreement for Technology Services between the City of Maplewood, Missouri, and the City of Clayton, Missouri, attached hereto as Exhibit A, is hereby approved.

Section II. The City Manager is hereby authorized and directed to execute the Intergovernmental Cooperation Agreement on behalf of the City of Maplewood with the City of Clayton, Missouri, for a Fire Authority Feasibility Study Cost Participation Agreement in substantial conformity with the terms shown on Exhibit A attached hereto and incorporated herein by this reference as if set out here in full, together with such document changes as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The appropriate City officials are hereby authorized to execute the Agreement and such additional documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

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

Passed this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

Fire Authority Feasibility Study Cost Participation Agreement

This agreement made and entered into this ____ day of May 2026, by and between the City of Clayton, Missouri (“Clayton”), and the City of Maplewood, (“Participating City”).

WHEREAS, several cities in St. Louis County wish to study the feasibility of providing fire and emergency medical services through a consolidated fire authority (“Participating Cities”); and

WHEREAS, Clayton has agreed to be one of the Participating Cities and (a) be responsible for initiating the study process; and (b) administering the consultant selection and contacting process; and (c) managing the study process with the Steering Committee, and (d) disseminating the resulting information and study results/reports to all Participating Cities as hereinafter provided; and

WHEREAS, the Participating City wishes to participate in such a fire authority feasibility study and have the benefit of study results; and

WHEREAS, the provision of fire prevention and suppression and emergency medical services is within the scope of the powers of both Clayton and Participating City, and Clayton and Participating City are authorized by Sec. 70.210, et seq., RSMo., to contract for planning for public improvements or facilities and common services within the scope of the contracting parties;

NOW, THEREFORE, for and in consideration of the opportunity for Participating City to participate in the feasibility study and share access to the results thereof, and the mutual covenants and promises hereinafter set forth and the sums of money to be paid as hereinafter provided, the adequacy and sufficiency of which consideration is hereby acknowledged by both parties, Clayton and Participating City agree as follows:

1. Clayton will issue a Request for Proposals (RFP) substantially in the form of Exhibit A attached hereto and incorporated herein by this reference, to solicit independent and qualified consultant(s) to perform a feasibility study for a consolidated fire authority serving participating political subdivisions in St. Louis County.
2. A Steering Committee shall be established to select the consulting firm(s), and oversee the study process, and assist in collecting and organizing relevant information and data. The Steering Committee will be comprised of ten (10) members, made up of the following stakeholders:
 1. Two (2) Elected Officials selected by the chief elected officials of Participating Cities
 2. Two (2) IAFF representatives selected by IAFF Local 2662
 3. Two (2) City Managers/City Administrators selected by the city managers/administrators of Participating Cities
 4. Two (2) fire chiefs of Participating Cities selected by the fire chiefs of Participating Cities
 5. Two (2) Finance Directors selected by the finance directors of participating Cities

No one Participating City shall have more than one (1) representative on the Steering Committee unless there are fewer than eight (8) Participating Cities.

3. Clayton will serve as contracting party with the consulting firm(s) selected by the Steering Committee and pay to the selected consultant(s) agreed fees and expenses associated with the feasibility study on behalf of the Participating Cities.
4. Participating City agrees to reimburse Clayton for a proportionate share of any and all fees and expenses paid by Clayton ("Total Cost") on behalf of the Participating Cities within forty-five (45) days of receipt of invoice for same. Each Participating City's share of the cost shall be determined by dividing the Total Cost by the total number of Participating Cities; providing, however, that no Participating City's share of Total Cost shall exceed Forty Thousand Dollars (\$40,000) unless the chief executive officer of that Participating City agrees in writing on behalf of that Participating City to payment of a higher amount.
5. Participating City agrees to cooperate with the consulting firm(s), provide any requested information and data in a thorough and timely manner and allow the Steering Committee or its member and consulting firm(s) and representative access to facilities and records of Participating City for purposes of the study process.
6. Participating City will have access to all reports and deliverables provided by the consulting firm(s) on an equal basis with all other Participating Cities.
7. This Agreement may not be further amended except by written amendment authorized as provided by law.
8. This Cost Participation Agreement shall be effective June 1, 2026, and shall continue in effect until the feasibility study referenced herein is concluded, unless earlier terminated or renegotiated by the parties.
9. Either party may terminate this Agreement, with or without cause and for its own convenience, upon 120 days written notice to the other party. In the event this Agreement is terminated, Participating City shall pay all costs related to the services performed under this Agreement up through the effective date of the termination.
10. Authorization. Prior to execution of this Agreement, each participating municipality shall deliver to the other a certified copy of legislation authorizing the execution of this Agreement.

IN WITNESS WHEREOF, the undersigned have set their signatures on the respective dates set forth below. This document may be signed in duplicate originals.

CITY OF CLAYTON, MISSOURI

Attest:

By: _____

Date: _____

City Clerk

CITY OF MAPLEWOOD, MISSOURI

Attest:

By: _____

Date: _____

City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: April 9, 2026
Re: **Intergovernmental Cooperation Agreement with the City of Clayton for Technology Services**

Bill No. 6316 was given first and second reading at the March 24 meeting with no changes. The ordinance authorizes the city manager to execute an intergovernmental cooperation agreement with the City of Clayton for the provision of comprehensive technology services to the City of Maplewood, effective June 1, 2026.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH THE CITY OF CLAYTON, MISSOURI, FOR THE PROVISION OF TECHNOLOGY SERVICES AND SUPPORT

WHEREAS, the City of Maplewood's technology, training, and security needs and the complexity of its systems and infrastructure have grown to a degree that exceeds the capacity of its current managed service provider to serve the city in a comprehensive manner; and

WHEREAS, the Cities of Brentwood and Richmond Heights currently participate in a cooperative technology services arrangement with the City of Clayton, and the City of Maplewood wishes to join that cooperative; and

WHEREAS, the City of Maplewood and the City of Clayton have determined that a cooperative arrangement is an efficient means for establishing and maintaining systems for information sharing, public access and transparency, data storage, efficient governmental operations, cybersecurity, and other functions; and

WHEREAS, although the cooperative arrangement entails a greater cost than a managed service provider, it provides dedicated, on-site technology personnel with comprehensive knowledge of the city's systems and infrastructure, continuity of service, end-user software and security training, and a higher level of expertise than is otherwise available to a municipality of Maplewood's size; and

WHEREAS, Chapter 70 of the Revised Statutes of Missouri authorizes the joint exercise by two or more local governments of any power common to them; and

WHEREAS, the City Council has determined that it is in the best interests of the City of Maplewood and its residents to enter into the Intergovernmental Cooperation Agreement with the City of Clayton for the provision of technology services and support.

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

Section I. The Intergovernmental Cooperation Agreement for Technology Services between the City of Maplewood, Missouri, and the City of Clayton, Missouri, attached hereto as Exhibit A, is hereby approved.

Section II. The City Manager is hereby authorized and directed to execute the Intergovernmental Cooperation Agreement on behalf of the City of Maplewood, and the City Clerk is authorized and directed to attest thereto. The Agreement as executed shall be in substantially the form of Exhibit A, with such changes therein as shall be approved by the City Manager, consistent with the provisions and intent of this Ordinance and necessary, desirable, convenient, or proper in order to carry out the matters herein authorized. The City Manager and her designees are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Ordinance, the matters herein authorized, and the rights and duties of the City under the Agreement.

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

Passed this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

INTERGOVERNMENTAL COOPERATION AGREEMENT TECHNOLOGY SERVICES

THIS AGREEMENT, entered into on the effective date hereinafter set forth, by and between the City of Maplewood, Missouri (“Maplewood”) and the City of Clayton, Missouri (“Clayton”):

WITNESSETH

WHEREAS, technological advances have changed many operations and aspects of businesses both private and public; and

WHEREAS, because of increased demands for technology use and legal requirements, cities must engage highly-skilled employees or consultants to perform technology services; and

WHEREAS, it is challenging for individual municipal governments to obtain the most skilled technology personnel at reasonable cost and maintain stability of services; and

WHEREAS, the municipalities participating in this Agreement have determined that a cooperative arrangement is an efficient means for establishing and maintaining systems for information sharing, public access and transparency, data storage, efficient governmental operations and other functions; and

WHEREAS, Chapter 70 of the Revised Statutes of Missouri authorizes joint exercise by two or more local governments of any power common to them.

NOW, THEREFORE, for and in consideration of the premises, the mutual advantages to be derived therefrom and in consideration of the mutual covenants herein contained, it is agreed by and between the parties hereto as follows:

1. Cooperative Agreement Established. Pursuant to the joint powers authorization of Chapter 70 of the Revised Statutes of Missouri, the Cities of Clayton and Maplewood, Missouri, do hereby enter into a cooperative agreement for the provision of technology services to Maplewood by Clayton.

2. Obligations of the City of Clayton. The City of Clayton will perform technology support services for the City of Maplewood by performing a variety of complex administrative and technical work as follows:

- a. Develop Maplewood’s overall technology strategy to align with city-wide business and service objectives; and analyze and update Maplewood’s technology standards, practices and policies to improve efficiency and effectiveness of operations;
- b. Communicate frequently with the Maplewood City Manager, or other designee, on the status of all technology projects, budget and long-term planning;
- c. Design, implement and manage network systems, data centers, data storage, servers, back-up systems, email, phone, and desktop, portable and mobile devices and

wireless network services organization-wide; proactively monitor all connected technology assets to ensure maximum up-time with minimum end user impact; discover, mitigate and document technology risks; and maintain inventory of all technology assets;

- d. Administer contracts for hardware, software and technology services ensuring compliance with all licensing agreements and to achieve stated goals; and prepare and solicit proposals including analyzing technology requirements, developing functional specifications, executing competitive bid procedures, and performing comparative analysis of proposals;
- e. Clayton will at all times have available staff with a variety of technical knowledge, skills and experience. Clayton will assign at least one full-time staff member to be on-site at Maplewood during normal business hours, excluding periodic meeting attendance, and all other Clayton staff members will perform Maplewood tasks or projects as needed either on-site at Maplewood or remotely, with an emphasis on desktop support;
- f. Research new developments in technology to determine cost-effective technology solutions;
- g. Prepare annual technology operational budget and five-year capital plan and update as needed; and monitor approved budget and perform cost control activities to assure effective and efficient use of budgeted funds and other resources;
- h. Assist departments with planning, evaluation and implementation of new systems and technology solutions; and consult with departmental management to analyze technology requirements with an understanding of mission-critical business operations to translate departmental goals into priorities and projects for system improvements;
- i. Prepare project feasibility studies and plan and execute projects according to deadlines and within budget; and acquire and coordinate resources and vendors to deliver projects according to plan;
- j. Manage all Help Desk issues and requests for services from Maplewood personnel and provide timely solutions; and be responsible to ensure the proper functioning of desktop hardware, productivity software and interfaces with various applications, Windows operating systems, and mobile device configuration;
- k. Design disaster recovery processes and business continuity procedures for re-establishing technology operations in the event of a disruption, both minor and catastrophic;
- l. Analyze and meet end user training needs on various types of software programs to efficiently and effectively support business objectives;

- m. Perform work outside of normal working hours to allow for the continuation of business operations to perform maintenance work or respond to technology emergencies, as needed; and
- n. Provide timely and comprehensive customer service to departments and continually seek opportunities to enhance customer satisfaction and foster positive relationships.

3. Obligations of the City of Maplewood. Maplewood agrees to pay to Clayton an amount representing Clayton's anticipated annual costs for the salary, benefits, training, and supplies for the personnel required to provide the necessary staffing and the other services listed in Section 2; an overhead cost of three-percent, and a two-percent contingency for unforeseen or extraordinary services required by Maplewood.

Maplewood's annual cost for receiving the services outlined in Section 2 above shall not exceed the amounts below:

	6/1/26 – 6/30/27	7/1/27 – 6/30/28	7/1/28 – 6/30/29
Salary, Benefits, Training	\$243,327	\$235,578	\$247,356
Phones, Computers, Vehicles, Mileage	5,099	4,941	5,188
Shared Systems	8,754	8,484	8909
Overhead Costs (3%)	<u>7,715</u>	<u>7,470</u>	<u>7844</u>
Base Cost	\$264,895	\$256,473	\$269,297
Contingency (2%)	<u>2,298</u>	<u>5,129</u>	<u>5,386</u>
Not to Exceed Cost	\$270,193	\$261,602	\$274,683

Clayton shall bill Maplewood prior to the beginning of each month for one-thirteenth (1/13) of the Base Cost for the first year of the agreement, and then one-twelfth (1/12) of the Base Cost for each calendar year thereafter, with payment due from Maplewood by the fifteenth day of each month.

Maplewood shall provide sufficient office space and office furniture and fixtures for use by the technology personnel performing the services in Maplewood under this Agreement.

Prior to billing any Contingency Costs, Clayton will notify Maplewood in writing of the need for the use of those funds so that Maplewood can adjust its monthly payment amount for that year.

Maplewood shall provide, at its cost, all hardware, software, licensing, and equipment necessary for Maplewood's network systems, data centers, data storage, servers, back-up systems, email, phone, mobile devices and wireless networks.

4. Accountability and Oversight. All personnel providing services under this Agreement shall be and at all times remain employees of the City of Clayton while providing services hereunder. Clayton shall provide supervision of all personnel performing the technology services under this Agreement and direct their activities. This oversight shall include decision-making regarding allocation of efforts to Maplewood in accordance with this Agreement. To ensure that Maplewood is receiving the agreed upon level of service, either party may request that the technology staff submit a periodic report to the Clayton City Manager and the Maplewood City Manager, or other designee, and make available supporting time logs, project status reports, etc.

5. Personnel Rules and Regulations. All technology personnel performing services under this Agreement shall operate under and in accordance with Clayton's Personnel Rules and Regulations.

Such personnel shall be hired, assigned, and disciplined, if necessary, in the sole discretion of the City of Clayton and in accordance with Clayton's Personnel Rules and Regulations.

6. Amendments. This Agreement may not be further amended, except by written amendment and authorizing legislation of the parties to it. However, the Clayton City Manager and the Maplewood City Manager are authorized to approve supplemental binding policies and procedures that will provide for more detailed administration of the cooperative services. Said policies and procedures may be adopted and amended from time to time provided that such policies and procedures do not conflict with the terms set forth in this Agreement.

7. Effective Date and Duration. This Agreement shall be effective June 1, 2026 and shall continue in effect for a duration of 37 months terminating on June 30, 2029 ("Initial Term"), unless earlier terminated or renegotiated by the parties. Upon expiration of the Initial Term, this Agreement shall automatically renew for an additional three-year term[s] beginning on July 1 and ending on June 30 of the third year thereafter, unless either Party provides written notice of nonrenewal at least 120 days prior to the end of the then-current term (each a "Renewal Term" and together with the Initial Term, the "Term"), or unless sooner terminated as provided in this Section. If the Term is renewed for any Renewal Term(s) pursuant to this Section, the terms and conditions of this Agreement during each such Renewal Term shall be the same as the terms and conditions in effect immediately prior to such renewal, subject to any change in the fees/amounts payable hereunder by Maplewood during the applicable Renewal Term as agreed to by the City Manager of Maplewood and the City Manager of Clayton from time to time, beginning with services to be renewed on and after July 1, 2029. If either Party provides timely notice of its intent not to renew this Agreement, then, unless otherwise sooner terminated in accordance with its terms, this Agreement shall terminate on the expiration of the then-current Term.

Either party may request renegotiation of this Agreement at any time.

Either party may terminate this Agreement, with or without cause and for its own convenience, upon 120 days written notice to the other party. In the event that this Agreement is terminated, Maplewood shall pay all costs related to the services performed under this Agreement up through the effective date of the termination.

8. Authorization. Prior to execution of this Agreement, each participating municipality shall deliver to the other a certified copy of legislation authorizing the execution of this Agreement.

IN WITNESS WHEREOF, the undersigned have set their signatures on the respective dates set forth below. This document may be signed in duplicate originals.

CITY OF MAPLEWOOD, MISSOURI

Attest:

By: _____

Date: _____

City Clerk

CITY OF CLAYTON, MISSOURI

Attest:

By: _____

Date: _____

City Clerk

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: April 7, 2026
Re: **Request by Dimpalben Patel for Approval of Change in Managing Officer for Existing Liquor Licenses for Shri Gajanand LLC d/b/a Big Bend Liquor, 3620 South Big Bend Boulevard**

Big Bend Liquor, located at 3620 South Big Bend Boulevard, has submitted a liquor license application to change its managing officer from Gaurang Bhavsar to Dimpalben Patel. The establishment currently holds licenses for Packaged Intoxicating Liquor, Sunday Package Liquor, and Original Package Tasting Liquor. No change to the license types is requested.

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

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

SECTION 1

DATE: 03-23-2026

1. NAME OF ESTABLISHMENT: Shri Kajanand LLC. dba Big Bend Liquor
2. ADDRESS OF ESTABLISHMENT: 3620 S Big Bend Blvd,
Maplewood MO 63143 314-240-5343.
(CITY) (STATE) (ZIP) (PHONE)
3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s):
Sole Owner LLC, Dimpalben Patel, (Owner)
1012, Meadowsbrook Ct., St. Charles, MO-63303.
4. NAME OF OWNER OR MANAGING OFFICER: Dimpalben Patel.
5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

Indicate Type of License Applied For:

Fee

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

F. PACKAGED MALT LIQUOR OR LIGHT WINES (5% MALT LIQUOR)

_____ To sell malt liquor containing over 3.2% but not more than 5% by weight in the original package at retail only, and not for consumption on the premises, where sold.

\$ 22.50

G. SUNDAY LIQUOR BY THE DRINK

☒ To sell intoxicating liquor in excess of 5% percent by weight by the drink at retail for consumption on the premises (which shall include the right to sell non-intoxicating beer at retail by the drink for consumption on the premises) on Sundays between the hours of 9:00 a.m. and 12:00 midnight provided all requirements of state law are complied with.

\$300.00

H. MANUFACTURER SOLICITOR'S LICENSE

_____ To sell intoxicating liquor containing not in excess of twenty-two percent (22%) of alcohol by weight and the privilege of selling to duly licensed wholesalers and soliciting orders for sale of intoxicating liquor containing not in excess of twenty-two percent of alcohol by weight, to, by or through a duly licensed wholesaler on the premises where sold.

\$250.00

I. ORIGINAL PACKAGE TASTING

☒ To conduct wine, malt beverage and distilled spirit tasting on the licensed premises upon receipt of a special permit.

\$ 25.00

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

Dimpalben Patel,
Printed Name of Applicant

D. Patel
Signature

03-23-2026
Date

SECTION III - GENERAL INFORMATION

1. Do you own, or rent, the premises for which you seek a license? on Rent.
2. What interest, if any, does the landlord have, directly or indirectly, in the business in which you intend to engage, if the license is granted? Explain:
None other than Rent.
3. Have you ever been employed by any person, partnership, or corporation that has a license suspended or revoked by the Supervisor of Liquor Control of the State of Missouri?
No.
- If so, give details: _____
4. Has any license heretofore issued by the Supervisor of Liquor Control for the premises for which you seek a license ever been suspended or revoked by the Supervisor of Liquor Control?
No.
- If so, give details: _____
5. Is there now employed, or do you expect to employ in the business to be licensed hereunder, any person who has been convicted of any crime?
No.
- If so, give details: _____
6. Has there been issued to you within the past year a Retail Liquor Dealer's Federal Tax Stamp (RLD \$50.00) designating you or the premises for which you seek a license as a person or place for dealing in intoxicating liquor other than malt liquors?
No
7. Has there been issued to any other person within the past year a Retail Liquor Dealer's Federal Tax Stamp (RLD \$50.00) describing the place for which you seek a license as a place for dealing in intoxicating liquor other than malt liquors?
No.
8. Have you or any member of your household or immediate family ever had any license issued by the Supervisor of Liquor Control for the State of Missouri or by the licensing authority of any other state or city, suspended or revoked?
No.
9. Is there now employed or do you expect to employ in the business to be licensed hereunder any person who has at any time had a license from the Supervisor of Liquor revoked or suspended?
No.
- If so, give details: _____

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

No,

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

11. Does your landlord now hold or has he ever held a license of any kind issued by the Supervisor of Liquor Control? No,

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

If so, give details: _____

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

No,

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

If so, give details: _____

15. State the name and address of any distiller, wholesaler, winemaker, brewer, or any other employee, officer or agent thereof who has or will have any financial interest, directly or indirectly, in the business for which you seek a license No,

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

No,

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

No,

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

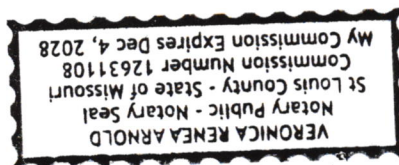
2 mil.

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

D. Patel.

(Signature of Applicant)

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

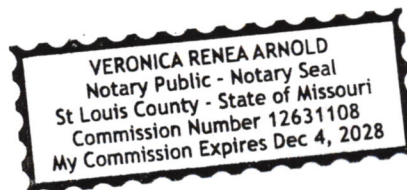


Dimpleben D. Patel of lawful age, being first duly sworn upon Oath, deposes and says that she has/have read this application and understands same and knows the contents thereof and the answers and statements contained therein and the same are true.

Subscribed and sworn to before me this 24th day of march 20 26

Veronica Renea Arnold
Notary Public

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



RECORD OF ARREST

- A. Have you ever been arrested or indicted for the violation of any Federal, State, or City Laws?

No.

If so, give details: _____

- B. Have you ever been convicted for the violation of any city ordinance, State or Federal Laws relating to liquor, gambling, immorality, peace disturbance?

No.

If so, give details: _____

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

Date: 03-24-2026 Signature of Applicant: D. Patel

Results of Police Check:

Signature: Chief of Police

DF & H Properties
750 S. Hanley Road, Suite 34
St. Louis, Mo. 63105

Phone: 314-773-3600

Email: Rflynn864@gmail.com

April 8, 2026

Maplewood City Council
7601 Manchester Road
Maplewood, Mo. 63143

RE: Request for various Liquor Licenses by Shri Gajanand LLC d/b/a Big Bend Liquor
At 3620 S. Big Bend Blvd., Maplewood, Mo.

Dear All:

I am sorry I will be unable to attend Mr. Patel's hearing on Tuesday Night, April 14, 2026 in his quest for various liquor licenses in the operation of his operation at Oxford Plaza in Maplewood, Mo.

My two partners and I have owned this retail center for approximately 35 years and we love our relationship with the City of Maplewood and entire community.

I can only say the Mr. Dimpalben Patel and his family have been wonderful tenants over the years and have been very cooperative at all times. They pay their rent within the first five days of every month and have taken very good care of their premises at all times. They put quite a bit of money into their premises in the beginning and have made it a very popular Liquor Store over the years.

I only know about this License they are trying to get thru your email to us and did not even know of his intentions. But I wanted to go on record for us that we can only attest to his Character as well his business reputation as far as we are concerned.

Please feel free to contact me at any time should you have any further questions or thoughts on Mr. Patel's license request. He is known to me by his nickname as only "DK" and again, his employees are especially friendly at all times to all the customers as well as myself.

Yours very truly,

DF & H Properties

Robert Flynn, Managing Partner

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: April 7, 2026
Re: Notice of CDBG Funding Availability – Yale Open Green Space Improvements

In March 2026, the City was notified that St. Louis County has made additional Community Development Block Grant (CDBG) funding available to municipal subrecipients, with an application deadline of April 15, 2026. CDBG funds are administered by St. Louis County's Office of Community Development and support community development activities that benefit low- and moderate-income persons or address urgent community development needs. The City's existing CDBG allocation supports the Home Improvement Program, which provides technical advice and financial assistance to qualified homeowners for home repairs; that allocation, currently \$128,000, remains available and is expected to continue over the next several years.

Given ongoing community interest in improvements to the Yale/Manchester corridor, the City intends to submit an application requesting \$100,000 to support enhancements to the Yale Open Green Space. The City will commit up to \$75,000 in matching funds toward the project.

The City has partnered with SWT Design to develop a conceptual site layout (attached), which reflects extensive community input gathered through multiple engagement efforts, including three community meetings held in November and December 2025, a community movie night on March 13, 2026, and an on-site Parks and Recreation Commission meeting on March 26, 2026.

With the requested funding, the City proposes to complete the following eligible site improvements:

- Perimeter fencing to enhance safety and define the boundaries of the public space.
- A pavilion or shaded seating structure to support informal gatherings, rest, and community activities.
- Tree planting along the northern and southern edges of the site to create visual and noise buffers between adjacent residential areas, improve environmental quality, reduce urban heat, and enhance neighborhood aesthetics.
- An outdoor classroom or contemplative space suitable for educational programming, reading, small group use, and quiet reflection.
- ADA-compliant pathways to ensure accessibility for all users, including seniors and individuals with mobility challenges.
- Low-maintenance landscaping and groundcover to improve site aesthetics, support stormwater management, and promote long-term sustainability.

The attached resolution requests Commission endorsement of the grant application ahead of the April 15 deadline.

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



PLACE COMMENTS HERE

MAIN GATHERING SPACE

- PAVED WALKWAYS
- SMALL SHELTER / PAVILION
- DRINKING FOUNTAIN
- PICNIC TABLE SEATING
- BBQ PITS

PLAY AREA

- POURED IN PLACE SAFETY SURFACING
- SMALL SCULPTURAL OR CLIMBING STRUCTURE PLAY EQUIPMENT
- BENCH SEATING

OUTDOOR CLASSROOM

- SMALL OUTDOOR CLASSROOM SPACE
- CONCRETE AND/OR CHAT PAVING
- INFORMAL LOG SEATING
- SURROUNDING BY LANDSCAPE
- SHADE FROM EXISTING TREE AND BUILDING
- LIBRARY STATION

SECONDARY SEATING

- SMALL BENCH SEATING NODE

OPEN LAWN AREA

- LARGE CENTRAL OPEN LAWN SPACE
- FOR UNPROGRAMMED OR SMALL EVENT USE (I.E. MOVIE NIGHT)

LANDSCAPE BUFFER

- PLANTED LANDSCAPE BUFFER BETWEEN PARK SPACE AMENITIES AND NEIGHBORING RESIDENTIAL BUILDINGS
- MIX OF EVERGREENS AND NATIVE SHRUBS, GRASSES, AND PERENNIAL PLANTINGS

ACCESSIBLE PATHWAY

- CONCRETE ACCESSIBLE PATHWAY, CONNECTED TO EXISTING CONCRETE WALKWAY ALONG STREET EDGE



RESOLUTION

R26-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR YALE OPEN GREEN SPACE IMPROVEMENTS

WHEREAS, St. Louis County's Office of Community Development has announced the availability of additional Community Development Block Grant (CDBG) funding for municipal subrecipients, with an application deadline of April 15, 2026; and

WHEREAS, the City of Maplewood wishes to submit an application requesting \$100,000 in CDBG funding to support improvements to the Yale Open Green Space; and

WHEREAS, the City will commit up to \$75,000 in matching funds toward the project; and

WHEREAS, the proposed improvements — including perimeter fencing, a pavilion or shaded seating structure, tree planting, an outdoor classroom or contemplative space, ADA-compliant pathways, and landscaping — support a National Objective under the CDBG program; and

WHEREAS, the City has partnered with SWT Design to develop a conceptual site layout reflecting extensive community input gathered through multiple engagement efforts; and

WHEREAS, the City Council finds that the submission of this application is in the best interest of the health, safety, and welfare of the residents of Maplewood.

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

Section I. The city manager is hereby authorized and directed to submit an application to St. Louis County's Office of Community Development for \$100,000 in Community Development Block Grant funding for improvements to the Yale Open Green Space.

Section II. The City commits \$75,000 in matching funds toward the project, subject to appropriation.

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

Passed this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: April 9, 2026
Re: **Public Works Emergency Response Mutual Aid Agreement**

The enclosed ordinance authorizes the City of Maplewood to execute the Public Works Emergency Response Mutual Aid Agreement, a cooperative agreement among 20 St. Louis-area municipalities authorized under Section 44.090 of the Missouri Revised Statutes.

Staff began reviewing this agreement following last May's tornado, when we contributed significant staff time to debris cleanup in Clayton outside of any formal mutual aid framework. Upon review, we could find no record of a prior decision to opt out of the agreement, only a gap in participation that we are now eager to close.

Membership in this agreement formalizes both our ability to request assistance from member cities during a public works emergency and our ability to offer Maplewood staff and equipment to neighbors in need. The agreement includes provisions governing cost reimbursement, workers' compensation coverage, supervision and control of deployed personnel, and liability.

The city would be responsible for designating authorized representatives in our Public Works and Planning Department and submitting a mutual aid resource list upon execution.

PUBLIC WORKS MUTUAL AID AGREEMENT – FEBRUARY 6, 2026

NOW THEREFORE, in acknowledgment of the acceptance of this Agreement, each of the parties have caused this Public Works Emergency Response Mutual Aid Agreement to be duly executed in its name and behalf by its chief executive officer, who has signed accordingly with seals affixed and attested with concurrence of a majority of its governing board, as of the date set forth in this Agreement.

CITY	ORDINANCE #
Ballwin	25-25
Brentwood	5208
Chesterfield	3360
Clarkson Valley	25-25
Clayton	6985
Crestwood	5600
Des Peres	3065
Ellisville	3623
Frontenac	2025-2073
Glendale	B27-25
Hazelwood	5090-26
Ladue	2399
Lake St. Louis	4818
Manchester	26-2451
Maryland Heights	2026-5011
O'Fallon	7270
Olivette	2824
St. Peters	8251
Sunset Hills	2413
Wentzville	4620

MUTUAL AID CONTACT INFORMATION – February 6, 2026

Ballwin 200 Park Dr Ballwin, MO 63011	Jim Link; Director of Public Works Phone: (636) 227-9000 After Hours: (636) 893-7930 jlink@ballwin.mo.us	Rob Farek; Superint. of Public Works Phone: (636) 227-9000 After Hours: (314) 482-7127 rfarek@ballwin.mo.us	
Brentwood 8330 Manchester Rd Brentwood, MO 63144	Abimbola Akande; City Administrator Phone: (314) 962-4800 After Hours: (314) 496-4107 bakande@brentwoodmo.org	Dan Gummershaimer; Public Works Dir Phone: (314) 963-8642 After Hours: (314) 280-1215 dgummershaimer@brentwoodmo.org	Vinson Rhone; PW & Sanitation Supervisor Phone: (314) 963-8643 After Hours: (314) 662-2794 vrhone@brentwoodmo.org
Chesterfield 690 Chesterfield Pkwy W Chesterfield, MO 63017	Mike Geisel; City Administrator Phone: (636) 537-4760 After Hours: (314) 680-9802 mgeisel@chesterfield.mo.us	James Eckrich; Public Works Director Phone: (636) 537-4764 After Hours: (314) 680-9803 jeckrich@chesterfield.mo.us	David Barley; Supt. Of Maint. Ops Phone: (636) 812-9608 After Hours: (314) 814-6023 dbarley@chesterfield.mo.us
Clarkson Valley 15933 Clayton Rd, Ste 105 Ballwin, MO 63011	Megan Eldridge; City Administrator Phone: (636) 227-8607 After Hours: (636) 254-7389 cityhall@clarksonvalley.org	Sue McNamara; Mayor Phone: (636) 227-8607 After Hours: (314) 541-6022 sue@clarksonvalley.org	
Clayton 10 N Bemiston Ave Clayton, MO 63105	Matt Malick; Director of Public Works Phone: (314) 290-8547 After Hours: (314) 704-6288 mmalick@claytonmo.gov	Michael Leady; Public Works Superint. Phone: (314) 290-8550 After Hours: (314) 565-0521 mleady@claytonmo.gov	John Wulf; Assistant Director of PW Phone: (314) 290-8546 After Hours: (314) 605-1022 jwulf@claytonmo.gov
Crestwood 1 Detjen Dr St. Louis, MO 63126	Jeff Faust; Dir. of PW/Asst. City Admin. Phone: (314) 729-4779 After Hours: (314) 359-4813 jfaust@cityofcrestwood.org	Doug Wilson; Streets Superintendent Phone: (314) 729-4737 After Hours: (314) 482-2728 dwilson@cityofcrestwood.org	City Administrator Phone: (314)729-4780
Des Peres 12325 Manchester Rd Des Peres, MO 63131	Stephen Meyer; Director of Public Works Phone: (314) 835-6133 After Hours: (314) 640-1883 smeyer@desperesmo.org	Dave Hahn; Street Superintendent Phone: (636) 299-6608 After Hours: (314) 440-0408 dhahn@desperesmo.org	Dave Mieger; Streets Foreman Phone: (314) 799-2503 After Hours: (314) 799-2503 dmieger@desperesmo.org
Ellisville 1 Weis Ave Ellisville, MO 63011	Grant Lay; Public Works Superintendent Phone: (636) 591-6666 After Hours: (696) 591-4934 glay@ellisville.mo.us	Bill Schwer; City Manager Phone: (636) 227-9660 After Hours: (314) 223-2962 bschwer@ellisville.mo.us	Mike Hartwig; Asst City Engineer Phone: (636) 227-9660 After Hours: (314) 280-5483 mhartwig@ellisville.mo.us
Frontenac 10555 Clayton Rd Frontenac, MO 63131	Andrea Muskopf; City Admin Phone: (314) 994-3200 After Hours: amuskopf@cityoffrontenac.org	Jeff Wappelhorst; Dir. of Public Works Phone: (314) 994-0646 After Hours: (314) 393-7481 Jwappelhorst@cityoffrontenac.org	
Glendale 424 N. Sappington Rd Glendale, MO 63122	Terry Jones; Public Works Superintendent Phone: (314) 968-8157 After Hours: (314) 575-3282 tjones@glendalemo.org	Brandon Trusty; Public Works Foreman Phone: (314) 965-3600 After Hours: (314) 540-9310 btrusty@glendalemo.org	Frank Johnson; City Administrator Phone: (314) 965-3600 After Hours: (314) 807-4888 fjohnson@glendalemo.org
Hazelwood 415 Elm Grove Ln Hazelwood, MO 63042	Dave Stewart; PW Director/City Engineer Phone: (314) 513-5030 After Hours: (314) 440-8983 dcsteward@hazlewoodmo.org	David Leezer; City Manager Phone: (314) 413-5018 After Hours: (314) 607-9754 daleezer@hazelwoodmo.org	Dan Luley; Fire Chief Phone: (314) 565-4100 deluley@hazelwoodmo.org
Ladue 9345 Clayton Rd Ladue, MO 63124	Anne Lamitola; Sr. Director of Public Services Phone: (314) 993-5665, ext 1301 After Hours: (314) 623-3552 alamitola@cityofladue-mo.gov	Scot Bollinger; Public Works Superintendent Phone: (314) 993-5665, ext 1302 After Hours: (314) 737-1422 sbollinger@cityofladue-mo.gov	Sean Seed, PW Crew Leader Phone: (314) 993-5665 After Hours: (314) 580-2351 sseed@cityofladue-mo.gov
Lake St. Louis 200 Civic Center Dr Lake St. Louis, MO 63367	George Ertle, City Administrator Phone: (636) 625-7931 After Hours: (330) 417-0839 gertle@lakesaintlouis.com	Terry Rigdon; Public Works Director Phone: (636) 625-4306 After Hours: (636) 236-0281 trigdon@lakesaintlouis.com	
Manchester 14318 Manchester Rd Manchester, MO 63011	Errol Tate; Director of Public Works Phone: (636) 227-1385 ext. 154 After Hours: (314) 913-0156 etate@manchestermo.gov	David Pracht; Asst. Director of Public Works Phone: (636) 227-1385 ext. 168 After Hours: (636) 751-0239 dpracht@manchestermo.gov	Todd Welker; Public Works Supervisor Phone: (636) 227-1385 ext. 130 After Hours: (314) 393-2104 twelker@manchestermo.gov
Maryland Hts 11911 Dorsett Rd Maryland Heights, MO 63043	Bryson Baker; Director of Public Works Phone: (314) 738-2258 After Hours: (314) 267-2003 bbaker@marylandheights.com	James Phillips; Operations Manager Phone: (314) 738-2277 After Hours: (314) 486-2375 jphillips@marylandheights.com	Tracey Anderson; City Administrator Phone: (314) 738-2201 tanderson@marylandheights.com
O’Fallon 100 N Main St O’Fallon, MO 63366	Michael Snowden; City Administrator Phone: (636) 240-2000 msnowden@ofallonmo.gov	Steve Bender; Director of Public Works Phone: (636) 379-5560 After Hours: (314) 568-0643 sbender@ofallon.mo.us	Rob Kraatz; Street Superintendent Phone: (636) 240-2000 After Hours: (314) 280-2248 rkraatz@ofallon.mo.us
Olivette 1140 Dielman Rd Olivette, MO 63132	Bruce McGregor; Dir. of Public Works Phone: (314) 994-2451 After Hours: (314) 568-2663 BMcGregor@OlivetteMO.com	Travis Tate; Streets Dept. Crew Leader Phone: (314) 994-2462 After Hours: (314) 277-1593 TTate@OlivetteMO.com	
St. Peters 1 St. Peters Centre Blvd. St. Peters, MO 63376	William J. Malach; City Administrator Phone: (636) 477-6600 ext. 1301 After Hours: (636) 485-9920 bmalach@stpetersmo.net	Amy Haddock; Group Mgr, Water Environment Services Phone: (636) 477-6600 ext. 1321 After Hours: (314) 630-6212 ahaddock@stpetersmo.net	
Sunset Hills 3939 South Lindbergh Blvd Sunset Hills, MO 63127	Mike Knight; Dir. of Planning & PW Phone: (314) 272-2454 After Hours: (314) 605-6190 MKnight@Sunset-Hills.com	Jerry Eime; Street Superintendent Phone: (314) 272-2458 After Hours: (314) 488-4264 JEime@Sunset-Hills.com	Jason Miller; Project Manager Phone: (314) 272-2456 After Hours: (314) 560-9352 JMiller@Sunset-Hills.com
Wentzville 1001 Schroeder Creek Blvd Wentzville, MO 63385	Douglas Lee; City Administrator Phone: (636) 327-5101 After Hours: (314) 220-4571 Douglas.lee@wentzvillemo.gov	Daryl Hampel; Public Works Director Phone: (636) 639-2030 After Hours: (636) 538-3280 Daryl.hampel@wentzvillemo.gov	

EQUIPMENT BY CITY

City	Ordinance #	Backhoes	Bucket Trucks	Chainsaws	Chippers	Dump Trucks	Generators	Light Towers	Mini Excavators	Skid Steers	Street Sweeper	Traffic Control Devices	Wheel/Front End Loaders
Ballwin	25-25	1	2	5	2	12	3	0	0	5	0	3 CMBs	1
Brentwood	5208	1	0	10	1	3	2	0	1	1	1	1 Arrow	0
Chesterfield	3360	2	2	14	4	16	4	0	0	6	0	1 CMB	1
Clarkson Valley	25-25	0	0	0	0	0	0	0	0	0	0	0	0
Clayton	6985	0	3	8	2	6	4	1	0	3	1	5 CMBs	1
Crestwood	5600	1	1	10	1	9	4	0	0	2	0	2 Arrow	1
Des Peres	3065	2	1	8	1	5	2	0	1	2	0	3 CMBs	0
Ellisville	3623	2	2	12	2	9	3	0	0	2	0	6 CMBs	0
Frontenac	2025-2073	1	0	3	1	3	0	0	0	1	0	0	0
Glendale	B27-25	1	0	5	1	3	1	0	0	1	0	2 CMBs	0
Hazelwood	5090-26	1	2	9	1	6	2	0	0	1	1	1 CMB	1
Ladue	2399	1	0	10	0	6	1	0	0	2	0	1 CMB, 1 Arrow	2
Lake St. Louis	4818	1	0	4	0	0	3	0	0	2	0	2 CMBs	0
Manchester	26-2451	2	1	5	2	6	2	0	1	2	0	2 CMBs	0
Maryland Heights	2026-5011	1	2	8	2	10	2	1	0	4	1	2 CMBs	1
O'Fallon	7270	1	1	6	1	21	8	0	9	11	2	4 CMBs, 2 Arrow	3
Olivette	2824	2	2	5	1	4	2	0	0	1	0	0	0
St. Peters	8251	3	0	5	2	10	2	0	1	5	0	3 CMBs, 4 Arrow	0
Sunset Hills	2413	1	1	15	0	3	2	0	1	1	0	0	0
Wentzville	4620	2	1	5	1	15	2	1	1	4	1	8 CMBs	1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE THE PUBLIC WORKS EMERGENCY RESPONSE MUTUAL AID AGREEMENT ON BEHALF OF THE CITY

WHEREAS, Section 44.090 of the Missouri Revised Statutes authorizes municipalities to cooperate with other municipalities to make the most efficient use of their resources on a basis of mutual cooperation; and

WHEREAS, the Public Works Emergency Response Mutual Aid Agreement (the “Agreement”), dated February 6, 2026, and attached hereto as Exhibit A, establishes a framework for cooperative and reciprocal public works emergency response aid and assistance among member municipalities; and

WHEREAS, membership in the Agreement enables the city to request aid and assistance from member municipalities during a public works emergency and to provide aid and assistance to member municipalities in need; and

WHEREAS, the city has previously provided public works assistance to neighboring municipalities on an informal basis and desires to formalize that cooperative relationship; and

WHEREAS, the City Council finds that execution of the Agreement is in the best interest of the health, safety, and welfare of the residents of Maplewood;

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

Section I. The City Manager is hereby authorized and directed to execute the Public Works Emergency Response Mutual Aid Agreement on behalf of the City of Maplewood, Missouri, in substantially the form attached hereto and incorporated herein by reference.

Section II. The City Manager is further authorized to designate authorized representatives and to submit a Mutual Aid Resource List as required by the Agreement.

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

Passed this 28th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 28th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

This Public Works Emergency Response Mutual Aid Agreement (hereinafter “Agreement”) is entered into by each of the entities that executes and adopts the understandings, commitments, terms, and conditions contained herein:

WHEREAS, Section 44.090 of the Missouri Revised Statutes authorizes municipalities to cooperate with other municipalities to make the most efficient use of their resources on a basis of mutual cooperation; and

WHEREAS, municipalities are vulnerable to a variety of natural and technological disasters and recognizing this vulnerability, this Agreement’s intended purposes are to:

- (1) Reduce damage, injury, and loss of life and property;
- (2) Prepare for prompt and efficient rescue, care, and treatment of threatened or affected persons;
- (3) Provide for the rapid and orderly rehabilitation of persons and restoration of property; and
- (4) Provide for cooperation and coordination of activities relating to emergency and disaster mitigation, preparedness, response, and recovery; and

WHEREAS, the parties to this Agreement and the State of Missouri have recognized the importance of coordination and cooperation between local governments; and

WHEREAS, pursuant to Section 44.090 of the Missouri Revised Statutes, entities entering into cooperative mutual aid and assistance agreements may include provisions for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and

WHEREAS, the entities which have chosen to become signatories to this Agreement wish to provide mutual aid and assistance among one another during times of disaster or public works emergencies; and

WHEREAS, it is recognized and accepted by the entities which have chosen to become signatories to this Agreement, that municipalities can best serve their constituencies through cooperation and sharing of resources, thereby maximizing utilization and minimizing expense for redundant equipment and resources.

THEREFORE, pursuant to Section 44.090 of the Missouri Revised Statutes, the undersigned entities agree to enter into this Agreement for cooperative and reciprocal public works emergency response aid and assistance, with this Agreement embodying the understandings, commitments, terms, and conditions for said aid and assistance, as follows:

SECTION I: DEFINITIONS

The following definitions will apply to the terms appearing in this Agreement.

A. "AID AND ASSISTANCE" includes, but is not limited to, personnel, equipment, facilities, services, supplies.

B. "AUTHORIZED REPRESENTATIVE" means an entity's employee who has been authorized, in writing by that entity, to request, to offer, or to otherwise provide aid and assistance under the terms of this Agreement.

The list of Authorized Representatives for each entity shall be attached to the executed copy of this Agreement. (In the event of a change in personnel, unless otherwise notified, the presumption will be that the successor to the employee's position will be the authorized representative.)

C. "DISASTER" means a calamitous event threatening loss of life or significant loss or damage to property, including, but not limited to flood, hurricane, tornado, dam break, or other naturally-occurring catastrophe or man-made accidental, military, or paramilitary event.

D. "MUTUAL AID RESOURCE LIST" means the list provided by each entity listing equipment and other resources an entity has available for aid and assistance.

E. "ENTITY" means a governmental entity which has adopted and executed this Agreement.

F. "PROVIDER" means the entity which has received a request to furnish aid and assistance from another entity in need (the "Recipient") and has agreed to provide the aid and assistance requested. The Provider shall be represented by the authorized representative of the local agency charged with recovery, repair and operational activities including, but not limited to, opening of public ways; removal of debris; building of protective barriers; management of physical damage to structures and terrain; transportation of persons, supplies, and equipment; and repair and operation of municipal facilities.

G. "RECIPIENT" means the entity setting forth a request for aid and assistance to another entity (the "Provider"). The Recipient shall be represented by the authorized representative of the local agency requesting recovery, repair and operational

activities including, but not limited to, opening of public ways; removal of debris; building of protective barriers; management of physical damage to structures and terrain; transportation of persons, supplies, and equipment; and repair and operation of municipal facilities.

SECTION II: INITIAL RECOGNITION OF PRINCIPLE BY ALL PARTIES; AGREEMENT PROVIDES NO RIGHT OF ACTION FOR THIRD PARTIES

A. As this is a reciprocal contract, it is recognized that any entity to this Agreement may be requested by another entity to be a Provider. It is mutually understood that each entity's foremost responsibility is to its own citizens. The provisions of this Agreement shall not be construed to impose an unconditional obligation on any entity to provide aid and assistance pursuant to a request from another entity.

Accordingly, when aid and assistance have been requested, an entity may in good faith withhold the resources necessary to provide reasonable and adequate protection for its own community, by deeming itself unavailable to respond and so informing the Recipient.

B. Given the finite resources of any jurisdiction and the potential for each entity to be unavailable for aid and assistance at a given point in time, the parties mutually encourage each other to enlist other entities in mutual aid and assistance efforts and to enter into such agreements accordingly. Concomitantly, the parties fully recognize that there is a highly meritorious reason for entering into this Agreement, and accordingly shall attempt to render assistance in accordance with the terms of this Agreement to the extent possible.

C. All functions and activities performed under this Agreement are hereby declared to be governmental functions conducted pursuant to the powers conferred by Missouri Revised Statutes. Functions and activities performed under this Agreement are carried out for the benefit of the general public and not for the benefit of any specific individual or individuals. Accordingly, this Agreement shall not be construed as or deemed to be an agreement for the benefit of any third parties or persons and no third parties or persons shall have any right of action under this Agreement for any cause whatsoever. All immunities provided by law shall be fully applicable as elaborated upon in Section XI of this Agreement.

SECTION III: BIENNIAL REVIEW

The authorized representatives of each entity shall meet not less than biennially (every two years) to review the Agreement and, if applicable, discuss recommendations to be made to their respective governing bodies for amendments to the Agreement pursuant to Section XIII of this Agreement. Such reviews will be scheduled during the first quarter of each odd numbered calendar year. A current Mutual Aid Resource List shall be resubmitted at each of the biennial reviews.

SECTION IV: PROCEDURES FOR REQUESTING ASSISTANCE

Mutual aid and assistance shall not be requested unless the resources currently available are deemed inadequate by Recipient. When Recipient becomes affected by a disaster, or otherwise deems its resources inadequate to address an emergency response, recovery, or an operational need it may request mutual aid and assistance by communicating the request directly to one or more Providers on the Mutual Aid Resource List, indicating the request is made pursuant to this Agreement. The request shall be followed as soon as practicable by a written confirmation of that request. All requests for mutual aid and assistance shall be transmitted as set forth below.

A. METHOD OF REQUEST FOR MUTUAL AID AND ASSISTANCE: Recipient shall directly contact Provider's authorized representative, setting forth the information in paragraph B of this Section. All communications shall be conducted directly between Recipient and Provider. Recipient shall be responsible for the costs and expenses incurred by all Providers providing aid and assistance pursuant to the provisions of this Agreement as noted in Section VIII of this Agreement.

B. REQUIRED INFORMATION: Each request for aid and assistance shall be accompanied by the following information, in writing or by any other available means, to the extent known:

- (1) **Condition and Status:** A general description summarizing the condition necessitating the request for aid (i.e., whether the condition is planned, imminent, in progress, or has already occurred) and of the damage sustained to date;
- (2) **Services:** Identification of the service function(s) for which assistance is needed and the particular type of aid and assistance needed;
- (3) **Aid and Assistance:** The amount and type of personnel, equipment, materials, and supplies needed and a reasonable estimate of the length of time they will be needed;
- (4) **Facilities:** The need for sites, structures, or buildings outside Recipient's geographical limits to serve as staging areas for incoming emergency goods and services;
- (5) **Meeting Time and Place:** An estimated time and a specific place for a representative of Recipient to meet the personnel and resources of any Provider.

C. STATE AND FEDERAL ASSISTANCE: In the event of an expected declaration of local emergency and if the severity of the event is expected to exhaust the reasonably available resources on the Mutual Aid Resource List, then the Recipient shall be responsible for notifying the appropriate agencies or coordinating requests for state and/or federal assistance.

SECTION V: PROVIDER'S ASSESSMENT OF AVAILABILITY OF RESOURCES AND ABILITY TO RENDER ASSISTANCE

A. When contacted by a Recipient in need, Provider's authorized representative shall assess Provider's own local situation in order to determine if personnel, equipment, and other resources are available. If Provider's authorized representative determines that Provider has available resources and agrees to provide the aid and assistance requested, Provider's authorized representative shall so notify the Recipient. Provider shall complete a written acknowledgment regarding the aid and assistance to be rendered (or a rejection of the request) and shall transmit it by the most efficient practical means to the Recipient for a final response.

Provider's acknowledgment shall contain the following information:

- (1) In response to the items contained in the request, an acknowledgment of the personnel, equipment, and other resources to be sent;
- (2) The projected length of time such personnel, equipment, and other resources will be available to serve Recipient, particularly if the period is projected to be shorter than one week (as provided in Section VII of this Agreement.);
- (3) The estimated time when the aid and assistance provided will arrive at the location designated by the authorized representative of the Recipient;
- (4) The name of the person(s) to be designated as Provider's supervisory personnel (pursuant to Section VI of this Agreement).

B. Nothing in this section shall be deemed to unconditionally require any entity to this Agreement to provide aid and assistance to any Recipient. Each entity has the right to reject any request for aid and assistance.

SECTION VI: SUPERVISION AND CONTROL

A. Provider shall designate contact persons/coordinators among its employees sent to render aid and assistance to Recipient. As soon as practicable, Recipient shall assign work tasks to Provider's contact persons/coordinators, and unless specifically instructed otherwise, Recipient shall have the responsibility for coordinating communications between Provider's contact persons/coordinators and Recipient.

B. Based upon such assignments set forth by Recipient, Provider's contact persons/coordinators shall:

- (1) Have the authority to assign work and establish work schedules for Provider's personnel. Provider should be prepared to furnish communications equipment sufficient to maintain communications among its respective operating units, and if this is not possible, Provider shall notify Recipient accordingly;

(2) In accordance with Section VIII of this Agreement, maintain a log of daily personnel time records, material records, equipment hours, and other expenses;

(3) Report work progress to Recipient at mutually agreed upon intervals.

C. Provider is to provide adequate supervision and control of Provider's personnel as necessary to comply with the workers compensation laws of Missouri and Section X of this Agreement.

D. When equipment and vehicles are supplied, they should be operated by qualified employees of the Provider agency whenever possible. However, this should not restrict any agency from operating equipment or vehicles when qualified operators of the providing agency are not available for that purpose with the consent of the Provider.

SECTION VII: LENGTH OF TIME FOR AID AND ASSISTANCE; RENEWABILITY; RECALL

A. Unless otherwise provided, the duration of Provider's aid and assistance shall be presumed to be for an initial period of not more than seventy two (72) hours.

Thereafter, assistance may be extended as the situation warrants for periods agreed upon by the authorized representatives of Provider and Recipient. The seventy two hour period and any other agreed upon time periods shall start when the aid and assistance departs from Provider's location with the intent of going to Recipient's location. The aid and assistance shall end when the aid and assistance returns to Provider's location and no further expectation of aid and assistance exists between Provider and Recipient.

B. In accordance with Section II of this Agreement, Provider's aid and assistance shall remain subject to recall by Provider to provide for its own citizens if circumstances so warrant. Provider shall make a good faith effort to provide at least twenty-four (24) hours advance notification to Recipient of Provider's intent to terminate portions of or all aid and assistance, unless such notice is not practicable, in which case as much notice as is reasonable under the circumstances shall be provided.

SECTION VIII: COST DOCUMENTATION & REIMBURSEMENT

A. PERSONNEL - Provider shall continue to pay its employees according to its then prevailing ordinances, rules, regulations, and collective bargaining agreements. At the conclusion of the period of aid and assistance, the Provider shall document all direct and indirect payroll costs plus any taxes and employee benefits which are measured as a function of payroll (i.e.; FICA, unemployment, retirement, etc.).

B. PROVIDER'S TRAVELING EMPLOYEE NEEDS - Provider shall document the basic needs of Provider's traveling employees, such as reasonable out-of-pocket costs and

expenses of Provider's personnel, including, but not limited to, transportation expenses for travel to and from the stricken area during the period of aid and assistance.

C. EQUIPMENT - Provider shall document the use of its equipment during the period of aid and assistance including, but not limited to, all repairs to its equipment as determined necessary by its on-site supervisor(s) to maintain such equipment in safe and operational condition, fuels, miscellaneous supplies, and repairs directly caused by provision of the aid and assistance.

D. MATERIALS AND SUPPLIES - Provider shall document the types and amounts of all materials and supplies furnished by it and used or damaged during the period of aid and assistance.

E. REIMBURSEMENT OF COSTS – Provider's costs as documented in this Section will be reimbursed by Recipient. Provider shall provide a summary of all costs to Recipient within sixty days of the end of an event. Recipient will provide payment to Provider in full within ninety days of receipt of the cost summary.

SECTION IX: RIGHTS AND PRIVILEGES OF PROVIDER'S EMPLOYEES

Whenever Provider's employees are rendering aid and assistance pursuant to this Agreement, such employees shall retain the same powers, duties, immunities, and privileges they would ordinarily possess if performing their duties within the geographical limits of Provider.

Whenever Provider's employees are rendering aid and assistance pursuant to this Agreement, such employees shall be subject to all provisions of law as if they were providing service within the geographical limits of Provider

SECTION X: PROVIDER'S EMPLOYEES COVERED AT ALL TIMES BY PROVIDER'S WORKERS' COMPENSATION POLICY

Recipient shall not be responsible for reimbursing any amounts paid or due as benefits to Provider's employees due to personal injury or death occurring during the period of time such employees are engaged in the rendering of aid and assistance under this Agreement. It is mutually understood that Recipient and Provider shall be responsible for payment of such workers' compensation benefits only to their own respective employees. Further, it is mutually understood that Provider will be entirely responsible for the payment of workers' compensation benefits to its own employees.

SECTION XI: IMMUNITY

All activities performed under this Agreement are hereby declared to be governmental functions and the liability of both Provider and Recipient shall be governed by

Missouri law and all grants of immunity pursuant to Section 537.600 of the Missouri Statutes shall apply.

SECTION XII: PARTIES MUTUALLY AGREE TO HOLD EACH OTHER HARMLESS

Each entity (as indemnitor) agrees, to the extent permitted by law, to protect, defend, indemnify, and hold all other parties (as indemnitees), and their officers, employees, and agents, free and harmless from and against any and all losses, penalties, damages, assessments, costs, charges, professional fees, and other expenses or liabilities of every kind including, but not limited to, attorney's fees and costs of litigation arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind in connection with or arising out of indemnitor's negligent or intentional acts and errors and/or omissions. Indemnitor further agrees to investigate, handle, respond to, provide defense for, and defend any such claims, etc. at indemnitor's sole expense and agrees to bear all other costs and expenses related thereto. To the extent that immunity does not apply, each entity shall bear the risk of its own actions, as it does with its day-to-day operations, and determine for itself what kinds of insurance, and in what amounts, it should carry. Each entity understands and agrees that any insurance protection obtained shall in no way limit the responsibility to indemnify, keep, and save harmless the other parties to this Agreement.

SECTION XIII: AMENDMENTS; ADDITIONAL MEMBERS

A. MANNER - This Agreement may be amended at any time by (1) unanimous consent of the parties as determined by the governing units of the parties or (2) upon the mutual written consent of the Recipient and Provider.

B. ADDITION OF OTHER ENTITIES - Additional entities may become parties to this Agreement upon: (1) acceptance and execution of this Agreement; (2) sending the executed Agreement to all parties; and (3) sending a copy of its completed Mutual Aid Resource List to each of the other parties.

SECTION XIV: INITIAL DURATION OF AGREEMENT; RENEWAL; TERMINATION

This Agreement shall be binding for not less than one (1) year from its effective date. Thereafter, this Agreement shall automatically renew annually. However, any entity may withdraw from the Agreement at any time by written notification from Authorized Representative served personally or by registered mail upon all parties. The withdrawal shall not be effective until sixty (60) days after notice thereof has been served upon or sent to all other parties. An entity's withdrawal from this Agreement shall not affect an entity's liability or obligation under the terms of this Agreement incurred hereunder. Once the withdrawal is effective, the withdrawing entity shall no longer be a party to this Agreement, but this Agreement shall continue to exist among the remaining entities. The Agreement may be terminated at any time

after the initial duration of the Agreement by unanimous consent of the parties as determined by the governing units of the parties.

SECTION XV: HEADINGS

The headings of various sections and subsections of this Agreement have been inserted for convenient reference only and shall not be construed as modifying, amending, or affecting in any way the express terms and provisions of this Agreement or their interpretation.

SECTION XVI: SEVERABILITY ----- EFFECT ON OTHER AGREEMENTS

Should any clause, sentence, provision, paragraph, or other part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Agreement. Each of the parties declares that it would have entered into this Agreement irrespective of the fact that any one or more of this Agreement's clauses, sentences, provisions, paragraphs, or other parts have been declared invalid. Accordingly, it is the intention of the parties that the remaining portions of this Agreement shall remain in full force and effect without regard to the clause(s), sentence(s), provision(s), paragraph(s), or other part(s) invalidated.

SECTION XVII: EFFECTIVE DATE

This Agreement shall be effective upon proper approval and execution hereof by at least two entities. The effective date shall be the date upon which the second entities executed the Agreement. As to all subsequently added entities, the effective date shall be the date upon which the newly added entities properly executed the Agreement.

The Agreement shall be executed by all members and forwarded to the City of Chesterfield for compilation and maintenance. The Agreement may be sent via US Mail or Email PDF.

NOW THEREFORE, in acknowledgment of the acceptance of this Agreement, each of the parties have caused this Public Works Emergency Response Mutual Aid Agreement to be duly executed in its name and behalf by its city manager, who has signed accordingly with seals affixed and attested with concurrence of a majority of its governing board, as of the date set forth in this Agreement.

City of Maplewood

Ordinance or Resolution Number _____

By: _____ Date: _____

Title: _____

Attest: _____ Date: _____

Title _____

City of Maplewood

DULY AUTHORIZED REPRESENTATIVE(S)

Name: Todd Hughes Title: Director of Public Works & Planning

Address: 7601 Manchester Road

City/State/Zip: Maplewood, MO 63143

Office Phone: 314-646-3635 Cell Phone: 314-896-7401

E-Mail: thughes@maplewoodmo.gov

Name: Jason Watkins Title: Superintendent of Public Works

Address: 2385 Maplewood Commons Drive

City/State/Zip: Maplewood, MO 63143

Office Phone: 314-647-8633 Cell Phone: 314-814-0142

E-Mail: jwatkins@maplewoodmo.gov

Name: William "Toney" Lewis Title: Public Works Supervisor

Address: 2385 Maplewood Commons Drive

City/State/Zip: Maplewood, MO 63143

Office Phone: 314-647-8633 Cell Phone: 314-891-4219

E-Mail: wlewis@maplewoodmo.gov

City of Maplewood

Resource List

<u>Resource</u>	<u>Number</u>
Arrow Boards	0
Backhoes	1
Bucket Trucks	1 - small 35' reach
Chainsaws	6
Changeable Message Boards	0
Chippers	1
Dump Trucks	7
Front End Loader	1
Generators	1
Light Towers	0
Mini Excavators	1
Skid Steers	1
Street Sweeper	1

INTEROFFICE MEMORANDUM



To: Plan & Zoning Commission
From: Todd Hughes, Director of Public Works
Date: March 13, 2026
Subject: **Petition #2026-11 - 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. This business has a CUP ordinance 6094.

ZONING REQUEST

The petitioner, James Lee, is requesting an amendment to Conditional Use Permit ordinance 6094 to change the lint discharge capture.

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. There have been no proposed changes.
- 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. There have been no proposed changes.
- 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 Blvd., 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 towards the laundromat's parking lot (toward S. Big Bend Blvd.).

The original conditional use ordinance required that dryers must be able to capture a minimum of 98% of dryer generated lint (lint absorbs dryer exhaust odor). After discussion with the manufacturer the percent captured with the machines is requested to be 74 %.

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 (copy attached).

FINDING

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

1. The scale and intensity of the proposed laundromat should not impact adjacent and surrounding properties.
2. The site has historically supported a variety of commercial uses.
3. The proposed use complies with the neighborhood development plan and zoning district provisions.
4. The parking requirements contained in the conditional use ordinance will ensure the site has adequate off-street parking to support the proposed use.
5. The proposed conditional use permit, at the above location, will contribute and promote the welfare and convenience of the public by providing a laundromat facility to the surrounding area.

City Of Maplewood Application for Conditional Use Permit

Print Del

Submitted by: James Lee

Submitted On: 2026-02-25 09:52:25

Submission IP: 172.59.168.253 (172.31.64.125)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Laura Miller

Due Date: Open

Application for Conditional Use Permit

Applicant Information

* **First Name:**

James

* **Last Name:**

Lee

* **Contact Address:**

224 Ladera Lane Washington, MO 63090

* **Contact Phone:**

* **Contact Email Address:**

Proposed Business Information

* **Proposed Business Name:**

FreshFold Laundromat

* **Address of Proposed Maplewood Location:**

2425 S Big Bend Maplewood, MO 63143

Address of Existing Location (if applicable):

* **Description of Business Activity:**

requesting an amendment to your existing CUP approved December 9, 2025, specifically to modify Condition E regarding lint capture specifications.

* **Anticipated Hours of Operation:**

6 am to 11pm

* **Anticipated Number of Employees:**

2

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

☒ **I agree**

*** Date**

02/25/2026

Format: MM/DD/YYYY

Property Information

*** Property Owner:**

Wellingtonview LLC

*** Property Owner Phone #:**

*** Property Owner Address:**

224 Ladera Lane Washington, MO 63090

*** Intended Use of Property:**

Laundromat

*** As the owner of the above stated property, I hereby verify and agree to the above stated intended use of this property by the applicant.**

☒ **I agree**

*** Date**

02/25/2026

Format: MM/DD/YYYY

This form will be completed when the payment has been submitted. Staff will contact you for payment.

Conditional Use Application Fee:

\$100.00 per application plus advertising costs.

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 56-877 of the Maplewood Code of Ordinances to operate a self-service laundromat at 2425 S. Big Bend Boulevard; and

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

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

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

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

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

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

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

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

(A) Permitted Use: Self-service laundromat.

(B) Architectural Standards/Sign Requirements: Any exterior changes or additions to the building or structures and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit.

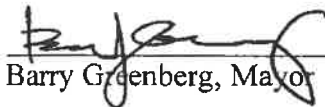
(C) Exterior Storage of Materials: No unenclosed outside storage of materials will be permitted.

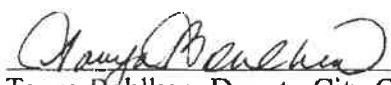
(D) Parking: One off-street parking space must be provided for every two washing machines.

(E) Environmental considerations: Dryers for the laundromat must capture a minimum of 98% of lint. Exhaust for all dryers must be located on the roof of the laundromat and direct exhaust in an eastward direction.

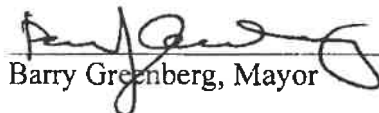
Section III. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

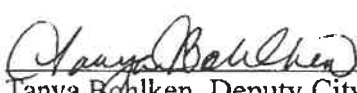
Passed this 9th day of December, 2025


Barry Greenberg, Mayor

Attest: 
Tanya Bohlken, Deputy City Clerk

Approved this 9th day of December, 2025


Barry Greenberg, Mayor

Attest: 
Tanya Bohlken, Deputy City Clerk

Sec. 56-877. - Procedures for conditional use permit.

- (a) *Applications.* Applications for a conditional use permit shall include a site plan or an aerial depiction of the site in question and any necessary descriptive material relating to the intensity and extent of use and such other information as shall be required by the zoning administrator. The zoning administrator may waive the site plan or aerial depiction requirement if it is determined that no exterior modifications, site modifications, parking issues or any other matters relating to the intensity and extent of use would necessitate said site plan or aerial depiction. An application for a conditional use permit may be filed only by the owner of the property in question or by a tenant, with the owner's permission.
- (b) *Standards for conditional use permit approval.* The zoning administrator shall post the property and mail notices to inform the public of the date, time and place of the plan and zoning commission meeting at which the conditional use permit application shall be considered, and of the date, time and place of the public hearing on such application to be held by the city council pursuant to this division. The zoning administrator shall refer the application to the plan and zoning commission to investigate and make a report and recommendation as to whether the following criteria are true with respect to the proposed conditional use:
- (1) Complies with all applicable provisions of this chapter;
 - (2) At the specific location will contribute to and promote the community welfare or convenience;
 - (3) Will not cause substantial injury to the value of neighboring property;
 - (4) Complies with the overall neighborhood development plan and existing zoning district provisions;
 - (5) Will provide, if applicable, off-street parking and loading areas in accordance with the standards contained in this chapter;
 - (6) Will not substantially increase traffic hazards;
 - (7) Will not substantially increase fire hazards;
 - (8) Will not overtax public utilities; and
 - (9) Will not place an undue burden on municipal services.
- (c) *Report and recommendation.* Without unreasonable delay, and in all cases within 40 days after the first meeting at which the proposed conditional use is considered, the plan and zoning commission shall render to the city council a written report and recommendation on the proposed conditional use.
- (d) *Hearing.* Upon receipt of the report and the recommendation of the plan and zoning commission, the city council shall hold a public hearing on the application and shall give notice of the date, time and place thereof by causing a notice thereof to be published at least one time, 15 days before the date of the hearing, in a newspaper of general circulation in the city.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CONDITIONAL USE PERMIT ORDINANCE NO. 6094 FOR 2425 SOUTH BIG BEND BOULEVARD TO MODIFY THE LINT DISCHARGE PERCENTAGE

WHEREAS, Conditional Use Permit Ordinance No. 6094 was approved by the Maplewood City Council on December 9, 2025; and

WHEREAS, the lint capture requirement for the laundromat requires modification due to manufacturer specifications; and

WHEREAS, the Plan and Zoning Commission recommended approval of the proposed amendment at its April 6, 2026, meeting by a vote of 5 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit amendment at its April 14, 2026, meeting.

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

Section I. Conditional Use Permit Ordinance No. 6094 is hereby amended by deleting Section II, item (E) and replacing it with the following:

- (E) Environmental considerations. Dryers for the laundromat must capture a minimum of 74% of lint. Exhaust for all dryers must be located on the roof of the laundromat and must direct exhaust in an eastward direction.

Section II. All other provisions of Conditional Use Permit Ordinance No. 6094 shall remain in full force and effect.

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

Passed this 28th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 28th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Todd Hughes Director of Public Works & Planning
Date: April 6, 2026
Re: **Petition Number 2026-13 – Request by City of Maplewood to rezone 2270 Yale Avenue from SR Single family Residential District to PA Public Activity District**

BACKGROUND

The subject property, 2270 Yale Avenue, is a vacant lot located on the east side of Yale Avenue. The property is currently zoned SR Single Family Residential District.

The City is requesting rezoning of the property from SR Single family Residential District to PA Public Activity District to allow the property to be used for Park-related activities.

The request does not involve subdivision, lot consolidation, or any adjustment to parcel boundaries.

ZONING REQUEST

The applicant is requesting to rezone 2270 Yale Avenue from SR Single family Residential District to PA Public Activity District. Approval of this request would allow the property to be used for purposes consistent with the PA district regulations. The public hearing for this ordinance will occur at the City Council's April 28, 2026, meeting.

PLANNING AND ZONING ISSUES

1. **Site Inventory and Context:** The subject property is vacant and is located in an area characterized by a mix of residential, institutional, and neighborhood-scale commercial uses. Surrounding uses include:

- North: Single-family residential zoned SR Single Family Residential
- South: Commercial use zoned CB Community Business
- East: Commercial use zoned CB Community Business
- West: Multifamily Use zoned MR Medium Density Residential

The rezoning request does not involve subdivision, lot consolidation, or any adjustment to parcel boundaries.

2. **Compatibility with Adjacent Uses:** The PA Public Activity District is intended to accommodate public, institutional, and quasi-public uses, that serve the community. The proposed rezoning would allow the City to utilize open space as a park
3. **Comprehensive Plan Consistency:** While the City is in the process of updating its Land Use Guide, PA zoning is commonly applied to institutional uses embedded within residential

neighborhoods. Rezoning the property to PA aligns the zoning with the intended institutional use.

4. **Impact to Adjacent Properties:** The proposed rezoning is not anticipated to result in significant adverse impacts to adjacent properties. All uses of the property will be subject to the standards and performance requirements of the PA Public Activity District and applicable provisions of the City Code.

FINDING

Staff recommend that the Plan Commission consider the following factors in making its recommendation:

1. The requested PA Public Activity zoning is appropriate for public and institutional uses that serve the community and aligns the zoning classification with the proposed use of the property.
2. The rezoning does not involve changes to parcel boundaries and maintains the existing residential character of the neighborhood.
3. The rezoning would not constitute spot zoning, as PA zoning is an established district intended to accommodate institutional uses within residential contexts.
4. The rezoning promotes orderly land use by aligning zoning with ownership and intended use while preserving neighborhood scale.



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI,
REZONING 2270 YALE AVENUE FROM SR SINGLE FAMILY RESIDENTIAL DISTRICT TO PA
PUBLIC ACTIVITY DISTRICT

WHEREAS, an application has been submitted to rezone property located at 2270 Yale Avenue from SR Single-Family Residential District to PA Public Activity District; and

WHEREAS, the property is owned by the City of Maplewood, which intends to use the property for park and related purposes; and

WHEREAS, the Plan and Zoning Commission considered the request and recommended approval at its April 6, 2026 meeting by a vote of 5 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at its April 14, 2026 meeting regarding the rezoning, and notice of said public hearing was published at least 15 days prior to the hearing in a newspaper of general circulation in the City; and

WHEREAS, the City Council makes the following findings in support of this rezoning:

1. The PA Public Activity zoning designation is appropriate for public and institutional uses that serve the community and aligns the zoning classification with the City's intended use of the property.
2. The rezoning does not involve changes to parcel boundaries and maintains the existing character of the neighborhood.
3. The rezoning does not constitute spot zoning because the PA Public Activity District is an established zoning district intended to accommodate institutional uses within residential contexts.
4. The rezoning promotes orderly land use by aligning the zoning classification with the City's ownership and intended use of the property while preserving neighborhood scale; and

WHEREAS, the City Council determines that the requested rezoning is in the best interests of the City and promotes orderly development.

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

Section I. The City Council of the City of Maplewood, Missouri, hereby rezones 2270 Yale Avenue from SR Single-Family Residential District to PA Public Activity District.

Section II. All development and use of the property shall comply with the regulations, standards, and requirements applicable to the PA Public Activity District as set forth in Chapter 56 of the Maplewood Code of Ordinances.

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

Passed this 28th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 28th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

INTEROFFICE MEMORANDUM



To: Plan & Zoning Commission

From: Todd Hughes, Director of Public Works

Date: March 13, 2026

Subject: **Petition #2026-12 - Review and recommendation of a request for a conditional use permit to allow for a single-family home located in the MR Medium Density Residential zoning district at 7262 Lyndover Place.**

BACKGROUND

The subject property, 7262 Lyndover Place is zoned MR Medium Density Residential District, which is the densest multi-family zoning district within the City. The site supported a one-story single-family home that was removed by the City. Sewers from the adjacent properties were found underneath the removed structure. The petitioner would like to rebuild a new single-family dwelling on the site.

The MR district bulk requirements address a variety of large-scale apartment complex designs but have no specific standards (lot size, setbacks, etc.) for detached single family homes. In the absence of such standards, detached single family homes are considered conditional uses in this zoning district.

ZONING REQUEST

The petitioner, Trung Dang, is requesting a conditional use permit to allow for a single-family home in the MR District.

PLAN & ZONING ISSUES

Impact on Adjacent Properties: The new structure in question will be similar to the adjacent structures to the east, south, and north. The structure to the west is multifamily. See photos provided in attachment, The original property has been subdivided into three lots. This lot does not have enough area to support a multi-family structure.

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 (copy attached).

FINDING

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 (copy attached).

Staff recommends approval of granting the Conditional Use Permit:

1. The scale and intensity of the use will be compatible with adjacent and surrounding uses.
2. The proposed conditional use permit, at the above location, will contribute and promote the welfare and convenience of the public by allowing a detached single-family home.

City Of Maplewood Application for Conditional Use Permit

[Print](#) [Del](#)

Submitted by: Alan Ruby

Submitted On: 2026-02-26 13:10:10

Submission IP: 71.15.76.146 (172.31.16.107)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Laura Miller

Due Date: Open

Attachments

- [LP-CUP_1-8-26_SPLIT.PDF](#) - 2026-02-26 01:35:57 pm

Application for Conditional Use Permit

Applicant Information

* **First Name:**

Alan

* **Last Name:**

Ruby

* **Contact Address:**

160 Marine Lane, St. Louis, MO 63146

* **Contact Phone:**

* **Contact Email Address:**

Proposed Business Information

* **Proposed Business Name:**

N/A

* **Address of Proposed Maplewood Location:**

N/A

Address of Existing Location (if applicable):

* **Description of Business Activity:**

N/A

*** Anticipated Hours of Operation:**

N/A

*** Anticipated Number of Employees:**

N/A

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

☒ **I agree**

*** Date**

02/26/2026

Format: MM/DD/YYYY

Property Information

*** Property Owner:**

Trung Dang

*** Property Owner Phone #:**

*** Property Owner Address:**

7262 Lyndover Place

*** Intended Use of Property:**

Single Family Residence

*** As the owner of the above stated property, I hereby verify and agree to the above stated intended use of this property by the applicant.**

☒ **I agree**

*** Date**

02/26/2026

Format: MM/DD/YYYY

This form will be completed when the payment has been submitted. Staff will contact you for payment.

Conditional Use Application Fee:

\$100.00 per application plus advertising costs.

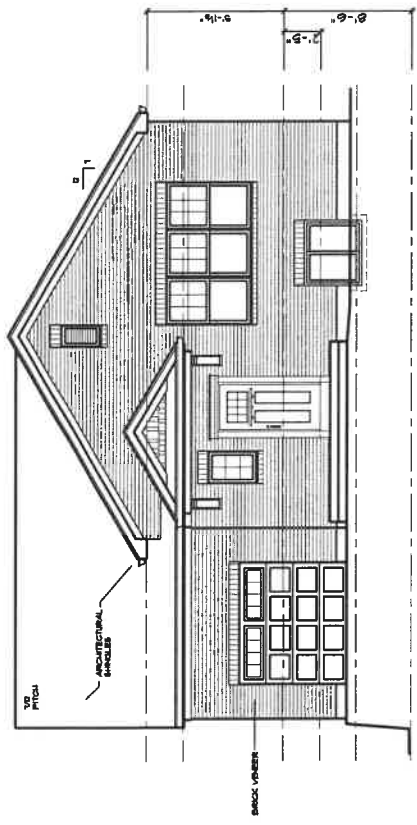
DONNA F. BOX, ARCHITECT, P.C.
 100 Marine Lane
 St. Louis, Missouri 63146
 (314) 434-3333
 FAX (314) 434-3203
 WWW.DONNAFBOXARCHITECT.COM

NEW CUSTOM HOME FOR
 TD PROPERTIES
 ST. LOUIS, MISSOURI
 (314) 323-8625

EXTERIOR ELEVATIONS
 7262 LYNDOVER PLACE

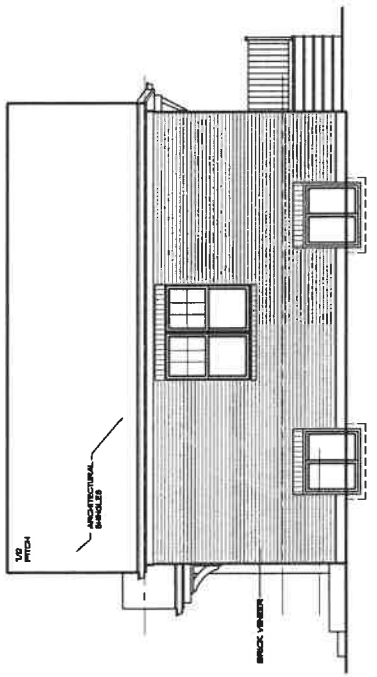
A-1
 1 2 3
 DATE 11.20

PROGRESS PRINT
 NOT FOR CONSTRUCTION



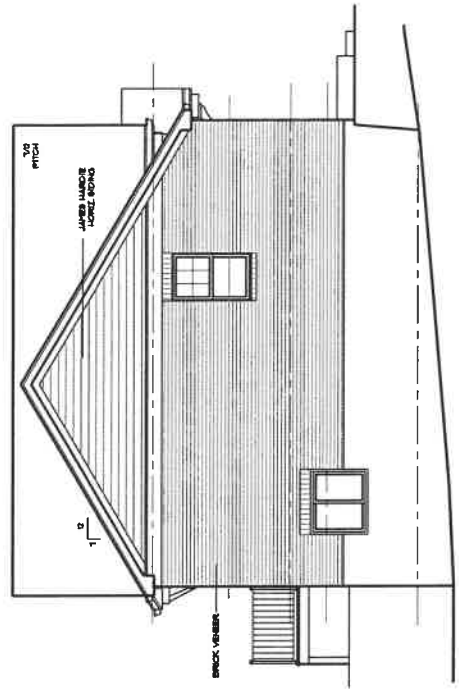
FRONT (NORTH) ELEVATION

1/8" = 1'-0"



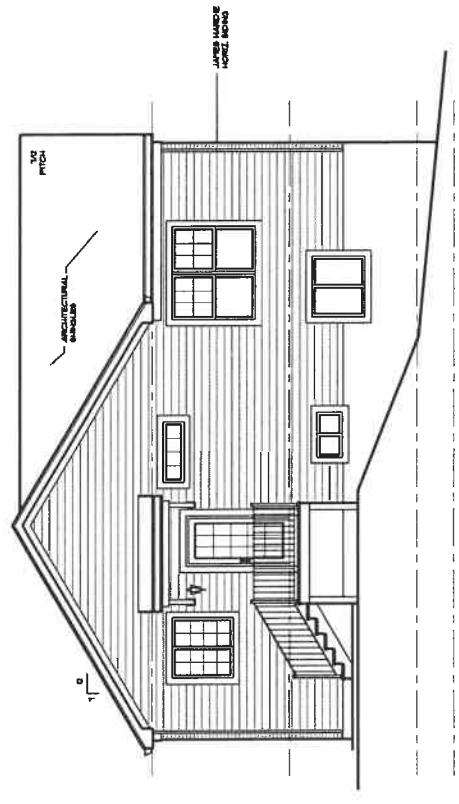
WEST SIDE ELEVATION

1/8" = 1'-0"



EAST SIDE ELEVATION

1/8" = 1'-0"



REAR (SOUTH) ELEVATION

1/8" = 1'-0"

DONNA F. BOX, Architect, P.C.
 160 Marine Lane
 St. Louis, Missouri 63146
 (314) 434-2323
 FAX (314) 434-2323
 WWW.DONNAFBOX.COM

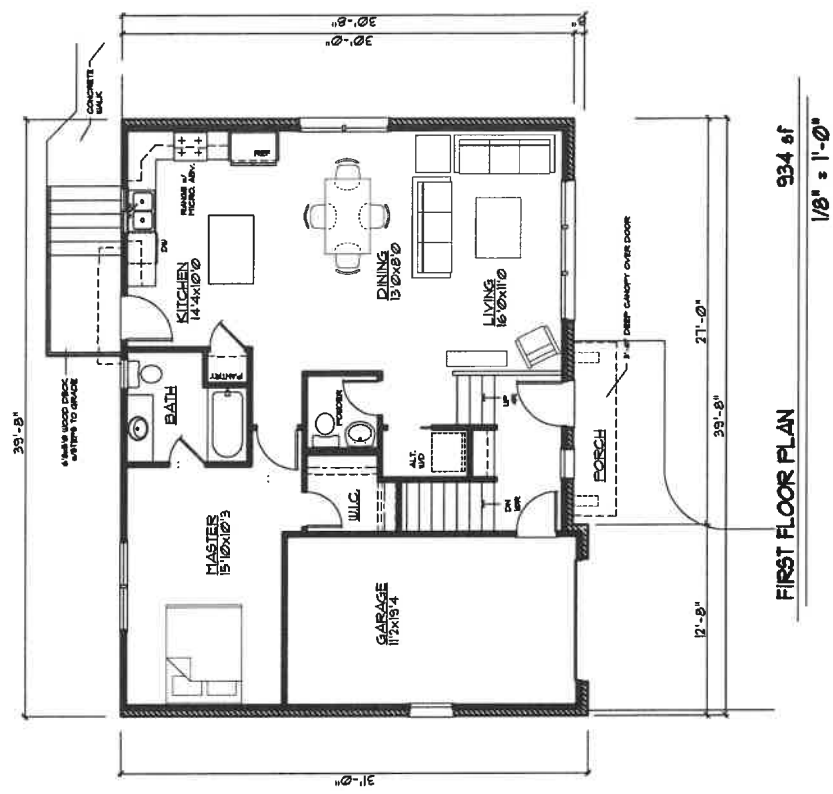
DONNA F. BOX, ARCHITECT, P.C.
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 FAX (314) 434-2323
 WWW.DONNAFBOX.COM

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TD PROPERTIES
ST. LOUIS, MISSOURI
(314) 323-8625

FLOOR PLANS
7262 LYNDOVER PLACE

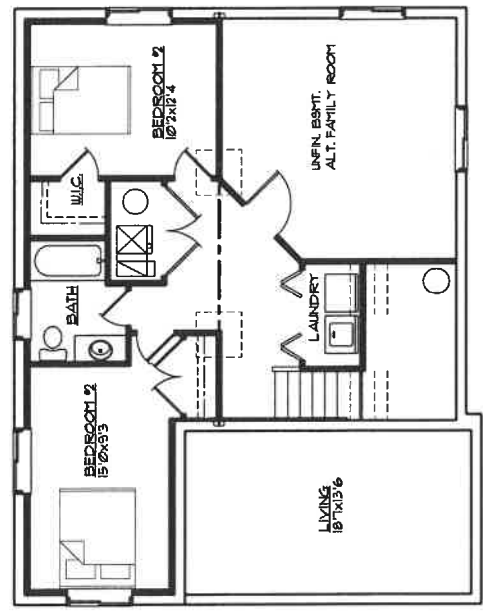
A-2

PROGRESS PRINT
 NOT FOR CONSTRUCTION
 DATE 11-20-20



LOT AREA 3100 sf
 FAR 30.1%

TOTAL LIVING SPACE
 1494 sf

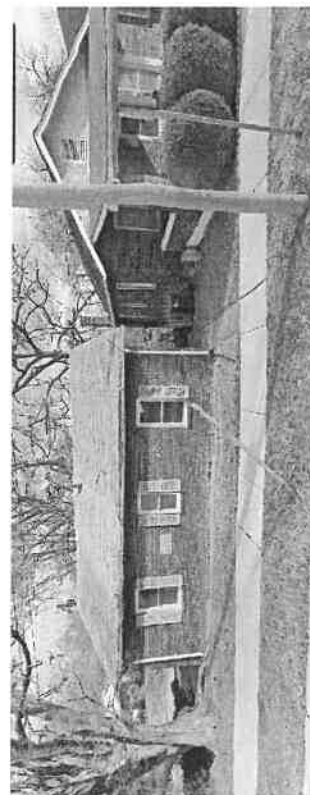




STREETSCAPE 7260 & 7262 LYNDOVER PLACE



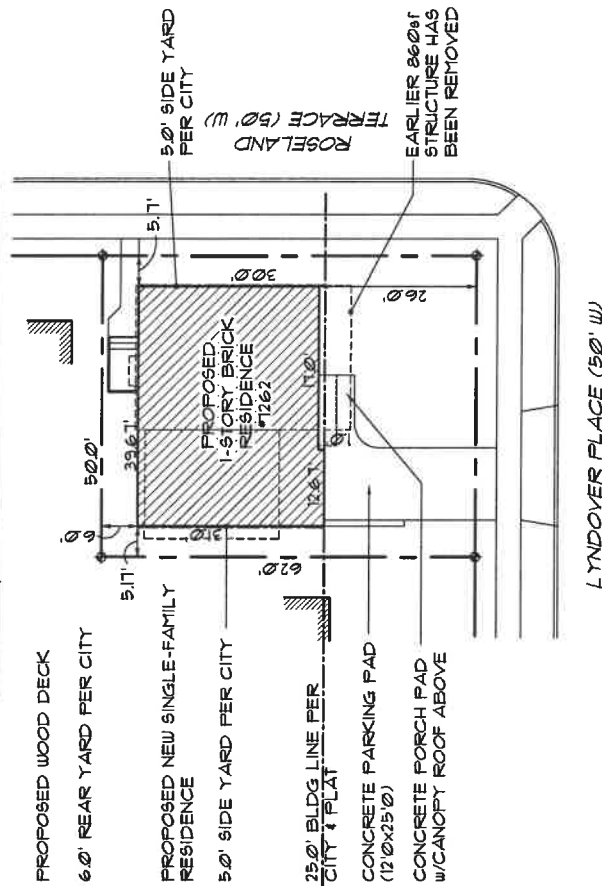
STREETSCAPE 7258 - 7262 LYNDOVER PLACE



STREETSCAPE ROSELAND TERRACE ELEVATION



STREETSCAPE LYNDOVER PLACE & ROSELAND TERRACE



SITE PLAN

1" = 20'-0"

PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE 11.20

DONNA F. BOXX, Architect, P.C.
180 Martho Lane
St. Louis, Missouri 63146
(314) 424-2233
FAX (314) 424-2233
WWW.DONNAFBOXX.COM

**NEW CUSTOM HOME FOR
TD PROPERTIES
ST. LOUIS, MISSOURI
(314) 323-8625**

**EXISTING EXTERIOR PHOTOGRAPHS
7262 LYNDOVER PLACE**

A-3
SHEET NO. 3 OF 3
DATE 11.20

Sec. 56-877. - Procedures for conditional use permit.

- (a) *Applications.* Applications for a conditional use permit shall include a site plan or an aerial depiction of the site in question and any necessary descriptive material relating to the intensity and extent of use and such other information as shall be required by the zoning administrator. The zoning administrator may waive the site plan or aerial depiction requirement if it is determined that no exterior modifications, site modifications, parking issues or any other matters relating to the intensity and extent of use would necessitate said site plan or aerial depiction. An application for a conditional use permit may be filed only by the owner of the property in question or by a tenant, with the owner's permission.
- (b) *Standards for conditional use permit approval.* The zoning administrator shall post the property and mail notices to inform the public of the date, time and place of the plan and zoning commission meeting at which the conditional use permit application shall be considered, and of the date, time and place of the public hearing on such application to be held by the city council pursuant to this division. The zoning administrator shall refer the application to the plan and zoning commission to investigate and make a report and recommendation as to whether the following criteria are true with respect to the proposed conditional use:
- (1) Complies with all applicable provisions of this chapter;
 - (2) At the specific location will contribute to and promote the community welfare or convenience;
 - (3) Will not cause substantial injury to the value of neighboring property;
 - (4) Complies with the overall neighborhood development plan and existing zoning district provisions;
 - (5) Will provide, if applicable, off-street parking and loading areas in accordance with the standards contained in this chapter;
 - (6) Will not substantially increase traffic hazards;
 - (7) Will not substantially increase fire hazards;
 - (8) Will not overtax public utilities; and
 - (9) Will not place an undue burden on municipal services.
- (c) *Report and recommendation.* Without unreasonable delay, and in all cases within 40 days after the first meeting at which the proposed conditional use is considered, the plan and zoning commission shall render to the city council a written report and recommendation on the proposed conditional use.
- (d) *Hearing.* Upon receipt of the report and the recommendation of the plan and zoning commission, the city council shall hold a public hearing on the application and shall give notice of the date, time and place thereof by causing a notice thereof to be published at least one time, 15 days before the date of the hearing, in a newspaper of general circulation in the city.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO TRUNG DANG TO BUILD A DETACHED SINGLE FAMILY RESIDENTIAL HOME IN THE MR MEDIUM DENSITY RESIDENTIAL DISTRICT AT 7262 LYNDOVER PLACE

WHEREAS, Trung Dang has applied for a conditional use permit as provided in Section 56-877 of the Maplewood Code of Ordinances to build a detached single-family residential home at 7262 Lyndover Place; and

WHEREAS, the Plan and Zoning Commission recommended approval of the proposed conditional use permit at its April 6, 2026, meeting by a vote of 5 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit petition at its April 14, 2026, meeting.

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

Section I. Trung Dang is hereby granted a conditional use permit to build a detached single-family home at 7262 Lyndover Place.

Section II. The conditional use permit is granted subject to all rules, regulations, and conditions set forth for the property described in Section I as follows:

(A) Permitted and conditional uses. The uses permitted under this conditional use permit shall be as follows:

1. All permitted land uses in the MR Medium Density Residential Zoning District.
2. A detached single-family residential home.

(B) Architectural standards and bulk requirements.

1. Any exterior changes to the building structure must be approved by the Design and Review Board prior to the issuance of a building permit.
2. The rear yard structure setback shall be a minimum of five (5) feet.
3. The side yard structure setback shall be a minimum of five (5) feet.
4. The structure setback shall be five (5) feet from the Roseland Terrace right-of-way and twenty-five (25) feet from the Lyndover Place right-of-way.

Section III. Any expansion or alteration of use, structure, or site must be approved by the Plan and Zoning Commission prior to the issuance of a building permit.

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

Passed this 28th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 28th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: April 10, 2026
Re: Electing a Deputy Mayor Pro Tempore for the April 28 Regular Meeting

Mayor Greenberg will be traveling internationally on April 28, 2026, the date of the regular meeting at which the results of the April 7 general municipal election will be certified and newly elected or re-elected council members sworn in. Under Section 4.5 of the City Charter, the deputy mayor acts as mayor during the absence or disability of the mayor.

Our current deputy mayor, Council Member Faulkingham, did not seek re-election. He will preside over the old business portion of the April 28 meeting and move to recess, at which point newly elected council members will be sworn in, including Mark Vanden Akker, the new Ward 3 council member who will replace him. Once that swearing in occurs and the meeting reconvenes, Council Member Faulkingham is no longer a member of the Council and therefore can no longer serve as deputy mayor. A gap in presiding authority would exist until the newly constituted Council elects a new deputy mayor.

The enclosed resolution elects Ward 3 Council Member Nick Homa as deputy mayor pro tempore to preside over the April 28 meeting during the mayor's absence and until a new deputy mayor is elected by the newly constituted Council.

RESOLUTION

R26-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ELECTING A DEPUTY MAYOR PRO TEMPORE FOR THE APRIL 28, 2026, REGULAR MEETING OF THE CITY COUNCIL

WHEREAS, Section 4.5 of the City Charter provides that the Council shall elect from among its members a deputy mayor who shall act as mayor during the absence or disability of the mayor; and

WHEREAS, Mayor Greenberg will be absent from the City on April 28, 2026, the date of the regular meeting of the City Council at which the results of the April 7, 2026, general municipal election will be certified and newly elected council members sworn in; and

WHEREAS, the current deputy mayor, Council Member Sean Faulkingham, did not seek re-election and will cease to be a member of the Council upon the swearing in of his successor following the recess of the April 28, 2026, regular meeting; and

WHEREAS, upon reconvening of the April 28, 2026, regular meeting following the swearing-in ceremony, a gap in presiding authority will exist until a new deputy mayor is duly elected by the newly constituted Council; and

WHEREAS, the City Council finds it necessary and appropriate to elect a deputy mayor pro tempore to preside over the April 28, 2026, regular meeting during the mayor's absence and until a new deputy mayor is elected by the newly constituted Council.

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

Section I. Council Member Nick Homa is hereby elected deputy mayor pro tempore for the limited purpose of presiding over the April 28, 2026, reorganizational meeting of the City Council during the absence of the mayor and until a new deputy mayor is elected by the newly constituted Council.

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

Passed this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of April, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: April 9, 2026
Re: City Manager's Report

Missouri Blue Shield Designation

The City has received official notification from the Missouri Department of Public Safety that it has earned the Missouri Blue Shield designation for 2026, marking the second consecutive year the City has received this recognition. The designation is awarded to communities that demonstrate a commitment to enhancing public safety, investing in law enforcement, and building partnerships between law enforcement and the community.

The City received a \$50,000 grant in connection with this year's designation, which has been applied to mobile data terminals, police vehicle upfitting, officer safety equipment, body armor, and training software. Congratulations to Chief Nighbor and the entire Police Department on this achievement.

Board and Commission Appointments

The City is now accepting applications for board and commission service beginning July 1, 2026. In addition to seats expiring at the end of June, the City has current vacancies on the Human Services Commission (two seats), the Plan and Zoning Commission (two seats), and the Sustainability Commission (one seat). Members whose terms expire June 30 are encouraged to reapply if they wish to continue serving.

Applications are due by Monday, May 4 at 5:00 p.m. Applications will be reviewed at the Council work session on Tuesday, May 12 at 6:00 p.m., and appointments will be made at the May 26 Council meeting. Terms begin July 1.

Current members, expiration dates, and vacancies are as follows:

First Name	Last Name	Term Expires	Board/Commission
Colin	Bassett	2026	Plan & Zoning
Nikki	Bisel	2028	Design & Review/Historic Preservation
Nikki	Bisel	2027	Special Business District
Jim	Breihan	2026	Plan & Zoning
Martin	Brenner	2026	Library
Steve	Brewer	2026	Parks & Recreation
Andy	Bryan	2029	Police Advisory Board
Corinne	Char	2026	Library
Corinne	Char	2029	Police Advisory Board
Kevin	Chase	2027	Police Advisory Board
Matt	Coriell	2028	Plan & Zoning
Ray	Crader	2027	Design & Review/Historic Preservation

Jeanenne	Dallas	2027	Human Services
Patty	DeForrest	2028	Parks & Recreation
Douglas	DeLong	2027	Board of Adjustment
Stefan	Denson	2028	Sustainability
Van-Lear	Eckert	2029	Board of Adjustment
Gautam	Gatla	2026	Special Business District
Kim	Gifford	2028	Library
DJ	Howard	2026	Design & Review/Historic Preservation
Ashleigh	Johnson	2027	Library
Tiffany	Jones	2027	Special Business District
Patrick	Jugo	2028	Board of Adjustment
Casey	Kelly	2029	Sustainability
Mary	Killian	2026	Human Services
Mary	Killian	2026	Parks & Recreation
Pickett	Lema	2027	Plan & Zoning
Johnny	Lewis	2028	Parks & Recreation
Marie	Long	2027	Parks & Recreation
Evan	Loveless	2026	Library
Paul	MacFarlane	2028	Sustainability
Clayton	Merritt	2029	Sustainability
Lacey	Mitchell	2027	Special Business District
Jenna	Mueller	2026	Human Services
Brian	Newman	2028	Board of Adjustment
Beth	Newman	2028	Parks & Recreation
Andy	Noelker	2028	Human Services
Sean	O'Gorman	2027	Design & Review/Historic Preservation
Julius	Phillips	2028	Special Business District
Karmen	Rayburn	2026	Special Business District
Thomas	Reed	2027	Sustainability
Linda	Robinson	2028	Board of Adjustment
Linda	Robinson	2028	Police Advisory Board
Theresa	Rodgers	2028	Library
Dan	Rubin	2026	Library
Amber	Schanter	2026	Human Services
Laine	Schenkelberg	2026	Parks & Recreation
August	Schlaflly	2026	Special Business District
Bailey	Schuchmann	2027	Human Services
Tamara	Scrivner	2027	Library
Kristin	Spencer	2028	Library
Sheila	Suderwalla	2028	Police Advisory Board
Kevin	Sullivan	2027	Plan & Zoning
	VACANT	2028	Human Services
	VACANT	2028	Human Services
	VACANT	2026	Plan & Zoning
	VACANT	2028	Plan & Zoning
	VACANT	2027	Sustainability
Dana	Valenti	2027	Design & Review/Historic Preservation
Thomas	VanSchaik	2028	Sustainability
Sarah	Walker	2027	Parks & Recreation
Pavin	White	2027	Parks & Recreation
Lizzie	Wiley	2027	Human Services
Gus	Wimmer-Brown	2030	Board of Adjustment (alt.)