



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

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

Tuesday, May 12, 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. April 28, 2026, City Council regular meeting minutes
6. Public Hearings:
 - a. Request by Gary Ruble Jr. for a Full Liquor License for McLain's Corner Bar & Grill at 3516 South Big Bend Boulevard
 - b. Request by the Maplewood Richmond Heights School District to rezone 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District
 - c. Request by Grace Kim to rezone 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District
 - d. Request by Alan Thompson of AllStar Tattoo to amend the zoning ordinance by adding section 56-740 to restrict tattoo and piercing studios
7. Public Comment
8. Announcements
9. Presentations:
 - a. Human Services Commission report
10. Unfinished Business:
 - a. Bill 6321 – Final Reading: Authorizing the City to enter into a transportation development district dissolution agreement in connection with the dissolution of the Hanley Road Corridor Transportation Development District and take certain other actions in connection therewith
11. New Business:

- a. Approving a Full Liquor License for McLain’s Corner Bar & Grill at 3516 South Big Bend Boulevard
- b. Bill 6322 – First and Second Reading: Rezoning 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District
- c. Bill 6323 – First and Second Reading: Rezoning 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District
- d. Bill 6324 – First and Second Reading: Amending Chapter 56 of the Maplewood Code of Ordinances by adding Article III, Division 12, Section 56-740, relating to tattoo and piercing studios
- e. Bill 6325 – First and Second Reading: Amending Chapter 56 of the Maplewood Code of Ordinances to add orthodontic offices as a conditional use in the CB1 District
- f. Bill 6326 – First and Second Reading: Authorizing the City Manager to enter into and execute a contract with St. Louis County for vector control services
- g. Bill 6327 – First and Second Reading: Authorizing the City Manager to execute an intergovernmental agreement with the cities of Brentwood, Clayton, Richmond Heights, and Shrewsbury for Central Core Fire Training Division Services

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 May 8, 2026, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

Tuesday, April 14, 2026
7:00 PM

1. Call to Order

The meeting was called to order at 7:00 p.m., with Council Member Homa presiding.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Council Member Faulkingham – Present

Council Member Garcia – Present

Mayor Greenberg – Not Present

Council Member Homa – Present

Council Member Mattox – Present

Council Member Page – Present

Council Member Wiley – Present

A quorum was present.

4. Motion to Excuse Mayor Greenberg

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Voice Vote: All in favor.

Outcome: Motion approved. Mayor Greenberg was excused.

5. Approval of Minutes

Motion to approve the April 14, 2026, City Council work session minutes and the April 14, 2026, regular meeting minutes.

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Voice Vote: All in favor.

Outcome: Minutes approved.

6. Public Hearings

Council Member Homa opened the following public hearing:

- a. Request to Rezone 2270 Yale Avenue from SR Single Family Residential District to PA Public Activity District

Council Member Homa invited the applicant to address the Council. As the applicant, City staff stated that the purpose of the rezoning was to allow the property to be formally designated and used as a park. Jane Schwarz, a property owner at 2260 Yale Avenue, requested information regarding park hours, maintenance responsibilities, permitted activities, buffering, and potential

impacts on on-street parking for nearby residents who lack driveways. Staff responded that the park would operate during normal park hours, that a park plan had been included in the April 14, 2026, City Council meeting packet, and that planned amenities include a play area, a gazebo, and retention of the existing little library. Staff also noted that buffering would be provided along the fence line to provide distance and reduce noise. No other members of the public signed up or asked to speak. Council Member Homa closed the public hearing.

7. Public Comment

William Tombs addressed the Council regarding a notice his household had received related to a potential rezoning application for the properties at 3542 and 3544 Oxford Avenue from single family residential to neighborhood business district and asked what types of businesses would be permitted under such a designation. Staff and Council explained that the matter had not yet been reviewed by the Plan and Zoning Commission, that the properties had historically been used for commercial purposes while zoned single family residential, and that any rezoning application would proceed through the Plan and Zoning Commission before advancing to a public hearing before the City Council, at which Mr. Tombs and other neighbors would have the opportunity to speak and ask questions. No other speakers signed up. Council Member Homa closed public comment.

8. Announcements

Council announced upcoming community events, including the twelfth annual Stringfest on May 1, Tons of Transportation on May 2, Taste of Maplewood on May 15 and 16, and a Ward 3 community meeting on May 9 at 10:00 a.m. at Sutton Loop Park.

9. Unfinished Business

a. Bill 6317 – Final Reading: Authorizing the City Manager to Execute the Public Works Emergency Response Mutual Aid Agreement on Behalf of the City

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

Council Member Faulkingham – Yes

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Wiley – Yes

Outcome: Bill 6317 approved as Ordinance 6111.

b. Bill 6318 – Final Reading: Amending Conditional Use Permit Ordinance No. 6094 for 2425 South Big Bend Boulevard to Modify the Lint Discharge Percentage

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

Council Member Faulkingham – Yes

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes
Council Member Page – Yes
Council Member Wiley – Yes

Outcome: Bill 6318 approved as Ordinance 6112.

- c. Bill 6319 – Final Reading: Rezoning 2270 Yale Avenue from SR Single Family Residential District to PA Public Activity District

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

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

Outcome: Bill 6319 approved as Ordinance 6113.

- d. Bill 6320 – Final 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

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

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

Outcome: Bill 6320 approved as Ordinance 6114.

10. New Business

- a. Resolution 26-15: Declaring the Results of the General Municipal Election Held on Tuesday, April 7, 2026, for Council Members in Wards 1, 2, and 3 and for Proposition M as Official

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Discussion: There was no discussion.

Roll Call Vote:

Council Member Faulkingham – Yes
Council Member Garcia – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes

Council Member Wiley – Yes

Outcome: Resolution 26-15 approved.

b. Honoring and Commending Ward 3 Council Member Shawn Faulkingham for Twenty-One Years of Service to the City of Maplewood

Council Members offered remarks recognizing Council Member Faulkingham’s twenty-one years of service. A resolution honoring and commending him was read in full. Council Member Faulkingham addressed the Council, expressed appreciation for the opportunity to serve the residents and businesses of Maplewood, and thanked his colleagues, city staff, and his family.

11. Motion to Recess

Motion: Council Member Faulkingham

Seconded by: Council Member Garcia

Voice Vote: All in favor.

Outcome: Approved. The City Council recessed at approximately 7:20 p.m.

12. Swearing-In of Newly Elected and Re-Elected Council Members

Municipal Judge Douglas Sidel administered the Oath of Office to the following Council Members:

Ward 1 – Krista Garcia

Ward 2 – Chasity Mattox

Ward 3 – Mark Vanden Akker

13. Break for Reception

The City Council recessed for a reception honoring Council Member Faulkingham and the newly elected and re-elected Council Members.

14. Reconvene

The City Council reconvened at approximately 7:46 p.m.

15. Additional New Business

a. Election of Deputy Mayor

Council Member Homa was nominated to serve as Deputy Mayor. Nominations were closed.

Motion to close nominations and approve the election: Council Member Page

Seconded by: Council Member Wiley

Voice Vote: All in favor, with Council Member Homa abstaining.

Outcome: Council Member Homa was elected Deputy Mayor.

b. Resolution 26-16: Appointing Matthew Durbin as Provisional Municipal Judge of the Associate Circuit Court, Municipal Division, of the City of Maplewood, Missouri

Mr. Durbin addressed the Council and described his background and experience.

Motion: Council Member Page

Seconded by: Council Member Wiley

Discussion: Council Members had no questions for Mr. Durbin following his remarks.

Roll Call Vote:

Council Member Garcia – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-16 approved.

c. Bill 6321 – First and Second Reading: Authorizing the City to Enter into a Transportation Development District Dissolution Agreement in Connection with the Dissolution of the Hanley Road Corridor Transportation Development District and Take Certain Other Actions in Connection Therewith

Motion: Council Member Page

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Voice Vote: All in favor.

Outcome: Bill 6321 was read for the first and second times and will move to its third and final reading at the next Council meeting.

16. Council and Staff Reports

a. Mayor’s Report

In the absence of Mayor Greenberg, Council Member Homa served as Mayor pro tempore. Council Member Homa noted the Ward 3 community meeting scheduled for May 9 at 10:00 a.m. at Sutton Loop Park and encouraged residents to attend, sign up for Ward 3 email updates, and engage with their elected representatives.

b. Ward 1 Report

Council Member Garcia thanked the Maplewood Fire Department and Maplewood Police Department for their prompt and professional response to a recent fire on Marion Court and expressed appreciation for the care shown by first responders in that situation.

c. Ward 2 Report

Council Member Mattox thanked residents who attended the recent Ward 2 community meeting at Ryan Hummert Park. She highlighted the strong inaugural turnout of the Metro Market grocery truck serving the Yale Avenue neighborhood, noting that participation significantly exceeded initial expectations, and expressed appreciation for Social Services coordinator Celeste Grayer and all partner organizations. She emphasized that the mobile pantry is a resource available to all Maplewood residents, not only those in Ward 2, and noted that service is also provided at The Heights. She announced that the next distribution would be held on May 7 from 4:00 to 6:00 p.m.

d. Ward 3 Report

Council Member Vanden Akker had no report and thanked Council for their support.

e. City Attorney’s Report

No report.

f. Finance Director’s Report

Finance Director Miller provided an overview of structural changes made to the fiscal year 2027 budget to improve transparency and facilitate Council review. She explained the creation of two new cost centers under the general fund: a citywide department (11-0800) to consolidate shared citywide expenses such as property and casualty insurance that had previously been distributed across individual departments, and a facilities division (11-0900) to track all facility-related costs

in a single location. She also noted that all software subscriptions were consolidated under the information technology capital line to prevent duplication and improve visibility. Finance Director Miller encouraged Council Members to log in to ClearGov to review the current draft. She offered to assist any Council Member who needed login credentials.

g. City Manager's Report

City Manager Withycombe invited Social Services coordinator Celeste Grayer to provide an informational update regarding conditions in and around Sutton Loop Park before delivering the remainder of her report.

Coordinator Grayer reported a recent notable increase in calls for service related to mental health crises, substance use, and homelessness at Sutton Loop Park, including multiple individuals experiencing active manic episodes simultaneously. She noted that the activity has raised concerns among neighboring residents and represents an escalation beyond typical seasonal patterns. Coordinator Grayer described ongoing outreach efforts through community police officers and partner organizations including ADAPT, and explained that while some individuals have accepted assistance, the majority have declined services. She noted the legal limitations on involuntary intervention and described a related concern at the nearby Maplewood United Methodist Church property, where unhoused individuals indicated permission had been extended by church members to occupy the rectory porch and store belongings, contributing to boundary confusion and increased calls for service at that location. City Manager Withycombe had reached out to the church's pastor but had not yet received a response. Chief Nighbor noted that a county-administered mental health court docket that previously provided a structured referral pathway has changed significantly in recent years, and that the city's current approach relies on individualized assistance from coordinator Grayer and the municipal court prosecutor in partnership with Options for Justice.

Council Members and staff discussed the challenges of balancing public safety, civil liberties, and a compassionate community response, including the importance of aligning messaging across stakeholders so that well-intentioned individual responses do not work at cross-purposes with longer-term support strategies. Council Member Faulkingham suggested pursuing a direct conversation with Maplewood United Methodist Church about the conditional use permit process available for overnight emergency shelter. Council Member Homa suggested considering additional social services resources as part of the upcoming budget discussions. No formal action was requested or taken. City Manager Withycombe confirmed that staff would continue monitoring the situation and coordinating with partners.

City Manager Withycombe provided the following additional updates: the property at 3432 Commonwealth Avenue has sold to a new developer following the city's denial of a demolition permit, and future renovation or expansion applications will be reviewed through normal processes; city representatives attended the ribbon cutting for the Central Core Fire Training Facility; Maplewood Richmond Heights Middle School will hold its Analog Day of Service on May 7; a ribbon cutting for two new bus benches on Manchester Road in the 7100 block will be held May 19, co-hosted by Citizens for Modern Transit, AARP, and the city, with a temporary bus shelter on order and a permanent shelter grant application pending; St. Louis County has confirmed it will replace the Pacific Avenue Bridge in addition to the Greenwood Bridge replacement; and materials related to Proposition M, including a draft request for proposals for a community engagement and communications consulting firm, were included in the Council packet for feedback.

17. Public Comment

No speakers.

18. Adjournment

Motion: Council Member Homa

Seconded by: Council Member Garcia

Voice Vote: All in favor.

Outcome: Approved unanimously by voice vote. The meeting adjourned at approximately 8:50 p.m.

I certify that the above minutes are a true and accurate record of the City Council meeting held on April 28, 2026.

Nick Homa, Deputy Mayor Pro Tempore

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: May 12, 2026

DRAFT



PUBLIC HEARING NOTICE

LIQUOR LICENSE

The Maplewood City Council will hold a Public Hearing on Tuesday, May 12, 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 Gary Ruble Jr. for a Full Liquor License for McLain's Corner Bar & Grill at 3516 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 April 24, 2026, at Maplewood City Hall and maplewoodmo.gov
Published in The Countian on April 25, 2026*



PUBLIC HEARING NOTICE

Rezoning

The Maplewood City Council will hold a Public Hearing on Tuesday, May 12, 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 the Maplewood Richmond Heights School District to rezone 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District.

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.

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Posted on April 27, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on April 28, 2026, in the St. Louis Countian



PUBLIC HEARING NOTICE

Rezoning

The Maplewood City Council will hold a Public Hearing on Tuesday, May 12, 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 Grace Kim to rezone 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District.

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 April 27, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on April 28, 2026, in the St. Louis Countian



PUBLIC HEARING NOTICE

Zoning Ordinance Amendments

The Maplewood City Council will hold a Public Hearing on Tuesday, May 12, 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 Alan Thompson of AllStar Tattoo to amend the zoning ordinance by adding Sec. 56-740 to restrict tattoo and piercing studios.

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 April 27, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on April 28, 2026, in the St. Louis Countian

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: May 8, 2026
Re: **Hanley Road Corridor Transportation Development District Dissolution Agreement**

Bill No. 6321 was given first and second reading at the April 28, 2026, meeting with no changes. The ordinance authorizes the mayor to execute a dissolution agreement for the Hanley Road Corridor Transportation Development District, which was formed on March 24, 2009, to fund transportation improvements along the Hanley Road corridor.

Since the April 28 meeting, Gilmore & Bell and staff conducted additional research into the allocation of project costs among the participating authorities, which has resulted in an update to the Dissolution Agreement attached as Exhibit A. Following review of the City's STP agreements with MoDOT for the Laclede Station Road relocation and Manchester Road Phase 3 improvements, it was confirmed that both projects were City of Maplewood projects for which the City accepted full maintenance responsibility upon completion. Accordingly, the Dissolution Agreement has been updated to reflect a corrected project cost allocation, increasing Maplewood's share from 19.01% to 24.60% and reducing St. Louis County's share from 40.13% to 34.54%. Maplewood's estimated revenue distribution upon dissolution increases from approximately \$1,148,883 to approximately \$1,486,652 because of this correction.

All other terms of the Dissolution Agreement, including the July 21, 2026, voter election required for dissolution and the restrictions on use of transferred funds for transportation-related purposes, remain unchanged.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY TO ENTER INTO A TRANSPORTATION DEVELOPMENT DISTRICT DISSOLUTION AGREEMENT IN CONNECTION WITH THE DISSOLUTION OF THE HANLEY ROAD CORRIDOR TRANSPORTATION DEVELOPMENT DISTRICT AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Hanley Road Corridor Transportation Development District (“District”) is a transportation development district and political subdivision of the State of Missouri, formed on March 24, 2009, by virtue of an order entered by the Circuit Court of St. Louis County, Missouri (the “TDD Order”), following approval by a majority of the qualified voters within the boundaries of the District, in accordance with the provisions of the Missouri Transportation Development District Act, Sections 238.200 to 238.280, inclusive, of the Revised Statutes of Missouri (the “TDD Act”) for the purpose of funding, promoting, planning, designing, constructing, improving, maintaining, and operating certain transportation-related projects as described in the TDD Order (the “Transportation Project”); and

WHEREAS, St. Louis County, Missouri (the “County”), the City of Maplewood, Missouri (the “City”), the City of Brentwood, Missouri (“Brentwood”), and The Bi-State Development Agency of The Missouri-Illinois Metropolitan District (“Bi-State”), are each a “local transportation authority” (as defined in the TDD Act and the TDD Order) with respect to a portion of the Transportation Project; and

WHEREAS, pursuant to Section 238.275.2 of the TDD Act, the Board of Directors of the District has found and determined that the District has completed its Transportation Project, and found it necessary and desirable to cause the abolishment of the District; and

WHEREAS, in accordance with Section 238.275 of the TDD Act, the District is required, following authorization to abolish the District by a majority of the qualified voters within the boundaries of the District at an election, to transfer any remaining District revenues, including revenues due and owing the District, if any, to the Missouri Highways and Transportation Commission (“MHTC”) and/or any appropriate local transportation authority assuming maintenance and control of the Transportation Project, for its further use and disposition; and

WHEREAS, there was no State Portion of the Transportation Project (as defined in the TDD Order) to be maintained by MHTC and the County, the City, Brentwood and Bi-State are willing to assume the responsibility for maintenance of all improvements comprising the Transportation Project made on their respective property and easements or in their respective rights-of-way, subject to any prior maintenance commitments, if any, between the parties as reflected in any license agreements and other agreements which may have been developed for, or related to, the Transportation Project; and

WHEREAS, the City Council hereby finds and determines that it is in the City’s best interest to enter into the Transportation Development District Dissolution Agreement (in substantially the form attached hereto as Exhibit A), among the District, the County, the City, Brentwood, and Bi-State in connection therewith (the “Dissolution Agreement”).

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

Section I. The City is hereby authorized to enter into the Dissolution Agreement, in

substantially the form presented to and approved by the City Council and attached to this Ordinance as Exhibit A, with such changes therein as shall be approved by the officials of the City executing such document, such officials' signatures thereon being conclusive evidence of their approval thereof.

Section II. The Mayor is hereby authorized to execute the Dissolution Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized to attest to and affix the seal of the City to the Dissolution Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance. The officers, agents and employees of the City are hereby authorized and directed to take such further action and execute and deliver such other documents, notices, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section III. If any term, condition or provision of this Ordinance is, to any extent, held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provision. If as a result of a subsequent change in applicable law, the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

Passed this 12th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Passed this 12th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

**TRANSPORTATION DEVELOPMENT DISTRICT
DISSOLUTION AGREEMENT**

THIS TRANSPORTATION DEVELOPMENT DISTRICT DISSOLUTION AGREEMENT (this “Agreement”) is made and entered into by and among ST. LOUIS COUNTY, MISSOURI, a constitutional charter county and political subdivision of the State of Missouri (the “County”), the CITY OF BRENTWOOD, MISSOURI (“Brentwood”), a fourth-class city and political subdivision of the State of Missouri, the CITY OF MAPLEWOOD, MISSOURI (“Maplewood”), a constitutional home rule city and political subdivision of the State of Missouri, THE BI-STATE DEVELOPMENT AGENCY OF THE MISSOURI-ILLINOIS METROPOLITAN DISTRICT (“Bi-State”), a legally constituted body corporate and politic created and existing by reason of a joint compact between the States of Missouri and Illinois, and the HANLEY ROAD CORRIDOR TRANSPORTATION DEVELOPMENT DISTRICT (the “District”), a transportation development district and political subdivision of the State of Missouri.

WITNESSETH:

WHEREAS, the District is a transportation development district and political subdivision of the State of Missouri, created and existing under the Transportation Development District Act, Sections 238.200 through 238.280 of the Revised Statutes of Missouri, as amended (the “TDD Act”), for the purpose of funding, promoting, planning, designing, constructing, improving, maintaining, and operating the Transportation Project (as described in the herein-defined TDD Order); and

WHEREAS, the District was formed pursuant to a petition (as amended, the “Petition”) that was filed with the Circuit Court of St. Louis County, Missouri (the “Circuit Court”) in accordance with the TDD Act; and

WHEREAS, on March 24, 2009, following approval by a majority of the qualified voters within the boundaries of the District at an election duly held, the Circuit Court entered its Judgment and Order Creating a Transportation Development District (the “TDD Order”) establishing the District for the purpose of funding the Transportation Project through the imposition of a transportation development district sales tax; and

WHEREAS, the County, Brentwood, Maplewood and Bi-State are each a “local transportation authority” (as defined in the TDD Act and the Petition) with respect to a portion of the Transportation Project; and

WHEREAS, in accordance with Section 238.275 of the TDD Act, the District is required, following authorization to abolish the District by a majority of the qualified voters within the boundaries of the District at an election, to transfer any remaining District revenues, including revenues due and owing the District, if any, to the Missouri Highways and Transportation Commission and/or any appropriate local transportation authority assuming maintenance and control of the Transportation Project, for its further use and disposition; and

WHEREAS, the parties acknowledge and agree that there was no State Portion of the Transportation Project (as defined in the Petition) to be maintained by MHTC, and the County, Brentwood, Maplewood and Bi-State are willing to assume the responsibility for maintenance of all improvements comprising the Transportation Project made on their respective property or in their respective rights-of-way;

NOW THEREFORE, in consideration of the mutual promises, covenants, and representations contained herein, the parties to this Agreement do hereby agree as follows:

(1) TRANSFER PERCENTAGES: Following authorization to abolish the District by a majority of the qualified voters within the boundaries of the District at an election, the District will transfer all of its remaining funds, including any receipts received by the District that were owed prior to the abolishment but not yet received upon the abolishment, to the County, Brentwood, Maplewood and Bi-State in accordance with the following percentages (the "Revenue Transfers"):

<u>Local Transportation Authority</u>	<u>Percentage of Revenues</u>
St. Louis County, Missouri	34.54%
City of Brentwood, Missouri	20.23
City of Maplewood, Missouri	24.60
Bi-State Development Agency	<u>20.63</u>
Total	<u>100.00%</u>

The parties agree that the right of any party to receive any future revenues based on the foregoing percentages shall survive the abolishment of the District.

(2) FEES AND EXPENSES TO ABOLISH THE DISTRICT: Notwithstanding anything in this Agreement to the contrary, the parties to this Agreement understand, acknowledge, and agree that the Revenue Transfers will be made after all fees and expenses of the District are paid including, but not limited to, the fees and expenses of the District (and any of its consultants and/or attorneys) relating to the administration and abolishment of the District.

(3) FUTURE MAINTENANCE COSTS: The County, Brentwood, Maplewood and Bi-State each agree to assume all future costs of maintenance of all improvements comprising the Transportation Project made on their respective property and easements or in their respective rights-of-way, subject to any prior maintenance commitments, if any, between the parties as reflected in any license agreements and other agreements which may have been developed for, or related to, the Transportation Project. This provision does not obligate one or more of the above local transportation authorities to incur any cost of the maintenance of improvements comprising the Transportation Project located upon any other local transportation authority's property.

(4) RELEASE FROM FUTURE MAINTENANCE RESPONSIBILITY: Upon the abolishment of the District, the County, Brentwood, Maplewood and Bi-State release the District from any further responsibility to maintain any portion of the Transportation Project.

(5) APPLICABLE LAW AND VENUE: The laws of the State of Missouri shall apply to the interpretation and enforcement of this Agreement. All parties to this Agreement consent to the exclusive jurisdiction of the Circuit Court to resolve any and all conflicts that arise from this Agreement.

(6) SEVERABILITY: The agreements and covenants contained herein are severable, and in the event any portion thereof is held to be invalid or unenforceable by any court of competent jurisdiction, this Agreement shall continue in full force and effect and shall be interpreted as if such invalid agreement or covenant were not contained herein.

(7) MODIFICATION OF AGREEMENT: No modification of this Agreement shall be valid unless in writing, signed by the parties hereto.

(8) WAIVER: Any waiver by any party of any breach of any term or condition of this Agreement shall not operate as a waiver of any other breach of such term or condition or of any other term or condition, nor shall any failure to enforce such provision hereof operate as waiver of such provision or of any provision hereof, nor constitute nor be deemed a waiver of release of any party for anything arising out of, connected with, or based upon this Agreement.

(9) SOLE BENEFICIARY: This Agreement is made for the sole benefit of the parties hereto, and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the District, the County, Brentwood, Maplewood and Bi-State.

(10) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

(11) SECTION HEADINGS: All section headings contained in this Agreement are for the convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

(12) ENTIRE AGREEMENT: This Agreement represents the entire understanding between the parties regarding this subject and supersedes all prior written or oral communications between the parties regarding this subject.

(13) NO ADVERSE INFERENCE: This Agreement shall not be construed more strongly against one party or the other. The parties to this Agreement had equal access to, input with respect to, and influence over the provisions of this Agreement. Accordingly, no rule of construction which requires that any allegedly ambiguous provision be interpreted more strongly against one party than the other shall be used in interpreting this Agreement.

(14) ELECTRONIC TRANSMISSION AND STORAGE: The parties hereto hereby agree that the transactions described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action, or suit in the appropriate court of law.

(15) EXECUTION IN COUNTERPARTS: This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute by one and the same instrument.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

ST. LOUIS COUNTY, MISSOURI

By: _____

Title: _____

Date: _____

CITY OF BRENTWOOD, MISSOURI:

By: _____

Title: _____

Date: _____

CITY OF MAPLEWOOD, MISSOURI

By: _____

Title: _____

Date: _____

THE BI-STATE DEVELOPMENT AGENCY OF
THE MISSOURI-ILLINOIS METROPOLITAN
DISTRICT

By: _____

Title: _____

Date: _____

HANLEY ROAD CORRIDOR
TRANSPORTATION DEVELOPMENT
DISTRICT

By: _____

Title: _____

Date: _____

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: May 4, 2026
Re: **Request for a Change in Managing Partner for the Liquor License for McLain’s Corner Bar and Grill at 3516 S. Big Bend Blvd**

McLain’s Corner Bar and Grill, located at 3516 S. Big Bend Blvd, currently holds a Full Liquor License. Due to the passing of the managing officer, Gary Ruble Sr., the licensee is requesting approval to change the managing officer to Gary Ruble Jr. The type of liquor license will remain unchanged.

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: 4-20-26

1. NAME OF ESTABLISHMENT: McLains Corner Bar & Grill

2. ADDRESS OF ESTABLISHMENT: 3516 S. Big Bend Blvd.

Maplewood Mo 63143 314-647-6531
(CITY) (STATE) (ZIP) (PHONE)

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

Corporation: Cheryl Ruble - President

Gary Ruble Jr - Secretary / Managing Officer

4. NAME OF OWNER OR MANAGING OFFICER: Gary Ruble Jr

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.

Gary Ruble Jr
 Printed Name of Applicant

[Signature]
 Signature

4-20-26
 Date

SECTION III - GENERAL INFORMATION

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

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

3. Have you ever been employed by any person, partnership, or corporation that has a license suspended or revoked by the Supervisor of Liquor Control of the State of Missouri?
No

If so, give details: _____

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

If so, give details: _____

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

If so, give details: _____

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

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

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

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

If so, give details: _____

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

No

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

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

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

If so, give details:

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

None

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

If so, give details:

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

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

None

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

None

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

• 8 miles away from Maplewood High School
High

Memorandum



To: Mayor and City Council
From: Todd Hughes, Director of Public Works & Planning
Date: May 7, 2026
Re: Petition Number 2026-15 – A request by Maplewood Richmond Heights School District to rezone 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District

BACKGROUND

The subject property, 2812 Laclede Station Road, is a single-family residential structure. The property is currently zoned PA Public Activity District and was recently subdivided by the Maplewood Richmond Heights School District.

The applicant is requesting rezoning of the property from PA Public Activity District to SR Single Family Residential District to allow the property to be used for single family dwellings.

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

ZONING REQUEST

The applicant a request by Maplewood Richmond Heights School District to rezone 2812 Laclede Station Road, Maplewood, MO 63143 from PA Public Activity District to SR Single Family Residential District

PLANNING AND ZONING ISSUES

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

- North: Car Dealership
- South: Single-family residential
- East Single-family residential
- West: Multi Family

The subject property's physical characteristics, including lot size, building footprint, setbacks, and height, are consistent with nearby residential development. The rezoning request does not involve subdivision, lot consolidation, or any adjustment to parcel boundaries.

2. Compatibility with Adjacent Uses: The SR Single Family Residential District is intended to accommodate residential uses. Because the rezoning addresses land use classification rather than redevelopment, the request does not authorize building expansion, exterior modification,

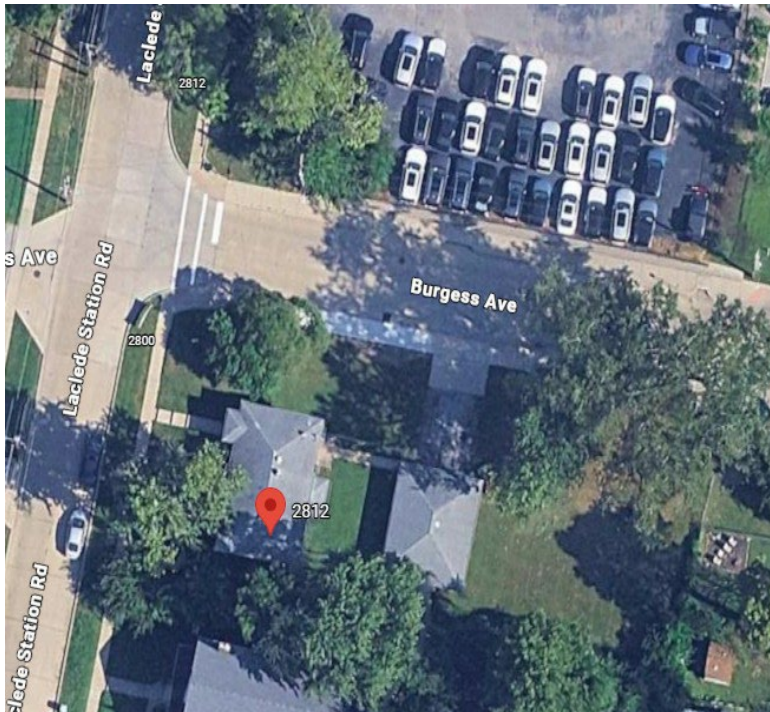
or changes to site layout. Any future physical changes or site improvements would require separate review and approval in accordance with applicable codes and regulations.

3. Impact to Adjacent Properties: The proposed rezoning is not anticipated to result in significant adverse impacts to adjacent properties. The property will continue to function as a single building within a residential block, and the rezoning does not permit increased building height, density, or lot coverage beyond what currently exists. Rezoning approval does not eliminate the City's ability to enforce zoning, building, and nuisance regulations intended to protect neighboring properties.

FINDING

Staff recommended that the Plan & Zoning Commission consider the following factors in making its recommendation:

1. The requested SR Single Family Residential zoning is appropriate for dwelling uses and aligns the zoning classification with the proposed use of the property.
2. The rezoning does not involve changes to parcel boundaries or physical development and maintains the existing residential character of the neighborhood.
3. 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 2812 LACLEDE STATION ROAD FROM PA PUBLIC ACTIVITY DISTRICT TO SR SINGLE FAMILY RESIDENTIAL DISTRICT

WHEREAS, an application has been submitted to rezone property located at 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District; and

WHEREAS, the property is owned by Maplewood Richmond Heights School District, which intends to use the property for single family dwellings; and

WHEREAS, the Plan and Zoning Commission considered the request and recommended approval at its May 4, 2026, meeting by a vote of 4 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their May 12, 2026, meeting regarding the rezoning and notice of said public hearing had previously been published at least 15 days prior to the hearing in an official paper or a newspaper of general circulation in the City; and

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

1. The requested SR Single Family Residential District is appropriate for single family dwellings 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 character of the neighborhood while remaining compatible with surrounding mixed uses.
3. The rezoning would not constitute spot zoning because SR zoning is an established district intended to accommodate residential uses.
4. The rezoning promotes orderly land use by aligning zoning with ownership and intended use while preserving neighborhood scale because it allows the school district to utilize an existing residential structure without altering the established neighborhood character; and

WHEREAS, based on these findings, 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 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District.

Section II. All development and use of the property shall comply with the regulations, standards, and requirements applicable to the SR Single Family Residential 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 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Todd Hughes, Director of Public Works & Planning
Date: May 7, 2026
Re: **Petition Number 2026-14 – A request by Grace Kim to rezone 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District**

BACKGROUND

The subject property, located at 3542–3544 Oxford Avenue, is a commercial building currently zoned SR Single Family Residential District. The applicant is requesting rezoning to the NB Neighborhood Business District to allow the property to be used for business purposes.

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

ZONING REQUEST

The applicant requests rezoning of the property located at 3542–3544 Oxford Avenue, Maplewood, MO 63143, from the SR Single Family Residential District to the NB Neighborhood Business District.

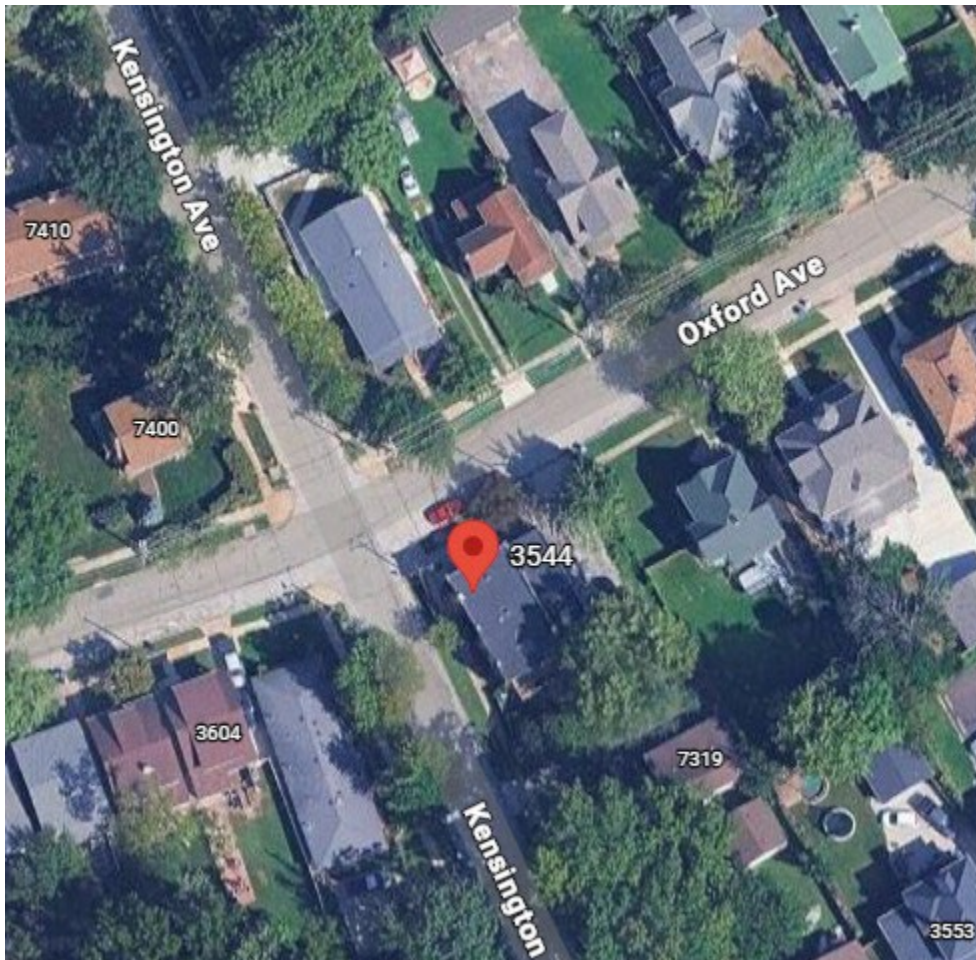
PLANNING AND ZONING ISSUES

1. **Site Inventory and Context:** The subject property is developed with a Store front with apartments above and is located in an area characterized by a mix of residential, and neighborhood-scale commercial uses. The rezoning request does not involve subdivision, lot consolidation, or any adjustment to parcel boundaries.
2. **Compatibility with Adjacent Uses:** The NB Neighborhood Business District is intended to accommodate residential and commercial uses. Because the rezoning addresses land use classification rather than redevelopment, the request does not authorize building expansion, exterior modification, or changes to site layout. Any future physical changes or site improvements would require separate review and approval in accordance with applicable codes and regulations.
3. **Impact to Adjacent Properties:** The proposed rezoning is not anticipated to result in significant adverse impacts to adjacent properties. Rezoning approval does not eliminate the City’s ability to enforce zoning, building, and nuisance regulations intended to protect neighboring properties.

FINDING

Staff recommended that the Plan and Zoning Commission consider the following factors in making its recommendation:

1. The requested NB Neighborhood Business zoning is appropriate for dwelling and commercial uses and aligns the zoning classification with the proposed use of the property.
2. The rezoning does not involve changes to parcel boundaries or physical development and maintains the existing residential character of the neighborhood.
3. 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 3542-3544 OXFORD AVENUE FROM SR SINGLE FAMILY RESIDENTIAL DISTRICT TO NB NEIGHBORHOOD BUSINESS DISTRICT

WHEREAS, an application has been submitted to rezone property located at 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District; and

WHEREAS, the property is owned by Grace Kim, who intends to use the property for business and residential uses; and

WHEREAS, the Plan and Zoning Commission considered the request and recommended approval at its May 4, 2026 meeting by a vote of 4 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their May 12, 2026, meeting regarding the rezoning and notice of said public hearing had previously been published at least 15 days prior to the hearing in an official paper or a newspaper of general circulation in the City; and

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

1. The requested NB Neighborhood Business District is appropriate for business 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 character of the neighborhood.
3. The rezoning would not constitute spot zoning because NB Neighborhood Business zoning is an established district intended to accommodate commercial uses within residential contexts.
4. The rezoning promotes orderly land use by aligning zoning with ownership and intended use while preserving neighborhood scale because it allows the property owner to utilize an existing mixed-use structure with residential units above without altering the established neighborhood character; and

WHEREAS, based on these findings, 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 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District.

Section II. All development and use of the property shall comply with the regulations, standards, and requirements applicable to the NB Neighborhood Business 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 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Todd Hughes, Director of Public Works & Planning
Date: May 7, 2026
Re: **Petition Number 2026-16 – A request by Alan Thompson to amend the zoning ordinance by adding Section 56-740 to establish a population-based limitation on tattoo and piercing studios**

BACKGROUND

Mr. Thompson has proposed limiting the number of tattoo and piercing studios. It is his view that a city area as small as Maplewood cannot support more than one tattoo and body piercing studio without causing unnecessary compression, saturation, and instability for those businesses, and in turn, would cause instability of the business community by putting those studios at risk of failure from undue competition with other identical businesses within the city limits.

ZONING REQUEST

The applicant requests an amendment to the Maplewood Zoning Ordinance by adding Section 56-740 to establish a population-based limitation on tattoo and piercing studios citywide.

Approval of this request, if granted by the Plan and Zoning Commission and the City Council, would impose a numerical cap on tattoo and piercing studios based on the City's population.

PLAN & ZONING ISSUES

The Plan and Zoning Commission was asked to consider whether establishing a population-based limit on tattoo and piercing studios is appropriate and consistent with the City's zoning objectives.

Specifically, the proposed limitation would allow:

- One (1) tattoo and piercing studio per nine thousand (9,000) residents within the City.

COUNCIL ACTION REQUIRED

The Plan and Zoning Commission considered the proposed text amendment at its May 4, 2026, meeting. The motion to approve failed by a vote of 0 ayes, 4 nays, 1 absent. Under Section 56-827 of the Code of Ordinances, an ordinance that amends the uses, regulations, or restrictions of a zoning district following the failure of a motion to approve by the Plan and Zoning Commission requires five affirmative votes of the City Council for passage.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 56 OF THE MAPLEWOOD CODE OF ORDINANCES BY ADDING ARTICLE III, DIVISION 12, SECTION 56-740, RELATING TO TATTOO AND PIERCING STUDIOS

WHEREAS, an application has been submitted to amend the zoning code by adding Article III, Division 12, Section 56-740, related to tattoo and piercing studios; and

WHEREAS, the Plan and Zoning Commission considered the request and the motion to approve failed at its May 4, 2026, meeting by a vote of 0 ayes, 4 nays, and 1 absent; and

WHEREAS, the City Council held a public hearing at its May 12, 2026 meeting regarding the proposed amendment to the zoning code, and notice of said public hearing had previously been published at least fifteen (15) days prior to the hearing in an official paper or a newspaper of general circulation in the City;

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

Section I. Chapter 56 of the Maplewood Code of Ordinances is hereby amended by adding the following provisions:

ARTICLE III. SUPPLEMENTARY REGULATIONS
DIVISION 12 — TATTOO AND PIERCING STUDIOS

Sec. 56-740. Purpose. The purpose of this division is to regulate the number of tattoo and piercing studios permitted within the City. Tattoo and piercing studios shall not be permitted if the total number of tattoo and piercing studios exceeds one (1) per nine thousand (9,000) residents within the City.

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

Passed this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Todd Hughes, Director of Public Works & Planning
Date: May 7, 2026
Re: **Petition Number 2026-17 – A request by Kristen Karkow to amend Section 56-211(d)(9) of the zoning ordinance to allow orthodontic offices as a conditional use in the CB1 District**

BACKGROUND

Ms. Karkow has proposed an amendment to the zoning ordinance to allow orthodontic offices as a conditional use within the CB1 District. The applicant is interested in occupying a street-level commercial space located at 7345 Manchester Road, which has been vacant for several years and falls within the CB1 District boundaries.

The public hearing for this request is scheduled for May 26, 2026.

ZONING REQUEST

The applicant requests an amendment to Section 56-211(d) of the Maplewood Code of Ordinances to add orthodontic offices as a conditional use within the CB1 District, consistent with the procedures set forth in Article IV, Division 6 of the zoning code.

Approval of this request would permit orthodontic offices in street-level locations within the CB1 District only upon approval of a conditional use permit, subject to review by the Plan and Zoning Commission and City Council.

PLAN & ZONING ISSUES

The Plan and Zoning Commission was asked to consider whether allowing orthodontic offices as a conditional use within the CB1 District is consistent with the district's intent to accommodate a mix of destination commercial uses while maintaining compatibility with surrounding retail, business, and neighborhood contexts.

Sec. 56-211. CB1 district.

- (a) *Definitions.* The CB1 district shall be defined as follows: Street level locations along Manchester Road between the east right-of-way line of Roseland Terrace and its southern extension on the east and Sutton Avenue on the west. The term "street level" means any floor that does not meet the definition of "non-street level" contained in section 56-204.
- (b) *Intent and purpose.* The CB1 district is a subdistrict contained within the CB Community Business District. The CB1 district is intended to accommodate a wide variety of destination type retail commercial uses, with an emphasis toward the retail sale of goods for personal consumption, dining, and entertainment, which attracts shoppers from a trade area beyond the city and, which together, attract and encourage pedestrian traffic. The CB1 district seeks to give the highest priority to uses typically located in nucleated shopping districts which, in turn, serve and are compatible with the contiguous business community and neighborhood.
- (c) *CB1 district permitted uses.* Permitted uses in the CB1 district shall exclude the sale of used merchandise or rental of merchandise unless specifically identified below as permitted. The permitted uses enumerated in section 56-204 shall not apply to street level locations within the CB1 district; instead the following uses shall be permitted in any street level location within the CB1 district:
 - (1) Home furnishing, office products, business equipment, furniture and accessories stores.
 - (2) Floor covering stores (except those with a primary emphasis on the sale of remnants).
 - (3) Art, handicraft and school supply stores.
 - (4) Book stores as limited by section 56-209 (d).
 - (5) Photographic, audiovisual and digital equipment and supply stores.
 - (6) Consumer electronic stores.
 - (7) Hobby and toy stores.
 - (8) Jewelry stores, watch and clock stores, including incidental repair.
 - (9) Luggage stores.
 - (10) Music, musical instrument and recorded music and video stores (rental permitted).
 - (11) Sporting goods stores.
 - (12) Hardware, paint, glass and wallcovering stores.
 - (13) Food stores, including grocery stores, meat markets, delicatessens, ice cream stores and bakeries.
 - (14) Apparel and clothing accessories stores.
 - (15) Bicycle stores, including incidental repair.
 - (16) Drugstores.
 - (17) Florist, gifts and card stores.
 - (18) Retail dry cleaning or laundry facilities, not to include self-service laundry or dry-cleaning plants.
 - (19) Newsstands, as limited by section 56-209 (d).
 - (20) Art galleries.

- (21) Any restaurant that replaces a previously existing restaurant that in the judgement of the zoning administrator, is similar to the previously existing restaurant in size, scope and impact on adjacent or surrounding properties.
 - (22) Consignment shops for antiques and collectibles as defined by the zoning code.
 - (23) Retail pet store with grooming.
 - (24) Accessory uses as provided by article III, division 4 of this chapter.
 - (25) Retail pop-up stores. Retail stores, excluding restaurants, open for a maximum of 90 days that in the judgement of the zoning administrator meet the intent and purpose of the CB1 district.
 - (26) The following entertainment uses are permitted provided they are located a minimum of 300 feet from other entertainment uses, are open a minimum of four nights per week until 9:00 p.m. unless closing hours are otherwise specified below, and derive a minimum of 20 percent of their annual gross income from sources other than the sale of alcoholic beverages such as ticket sales, admission fees, sale of prepared food or meals and merchandise.
 - a. Music venue.
 - b. Children's entertainment or play space venues, not required to remain open until 9:00 p.m.
 - c. Escape rooms.
 - d. Sports and recreational activities, including but not limited to (indoor mini golf, pickleball courts, and other types of recreational entertainment activities).
 - e. Cigar lounges associated with a retail operation.
 - f. Wine or cocktail lounge associated with a retail operation.
 - g. Any entertainment establishment use which in the judgement of the zoning administrator is similar or identical to one or more of the above listed uses. Such entertainment establishments, whether indoor or outdoor, where entertainment, either passive or active, is provided for the enjoyment of patrons. Entertainment may be offered independently or in conjunction with a non-entertainment-related use, such as a restaurant. Entertainment activities include, but are not limited to, vocal and instrumental music, dancing, karaoke, comedy, acting games, or other similar activities.
 - (27) Any use which in the judgment of the zoning administrator is identical or similar to one or more of the above listed uses and which conforms with the intent and purpose and with the use regulations and limitations for this chapter. The zoning administrator may also request a plan and zoning commission review if the use which, in the judgment of the plan and zoning commission, is similar to one or more of the above listed uses and which conforms with the intent and purposes of this chapter and which conforms with the use regulations, use limitations and performance standards for this chapter.
- (d) *Conditional uses.* The conditional uses enumerated in section 56-206 shall not apply to street level locations within the CB1 district, and instead the following uses shall be permitted as conditional uses, in accordance with the procedures provided in article IV, division 6 of this chapter, in any street level location of the CB1 district.
- (1) Indoor theatres or cinemas, except as provided in section 56-209 (d).
 - (2) Antique, vintage and collectible stores, except as prohibited by subsection (e) (9) of this section.
 - (3) Music and art studios or schools that are a part of a retail sales operation.
 - (4) Financial institutions.

- (5) Any restaurant that does not replace a previously existing restaurant or any restaurant that, in the judgement of the zoning administrator, would require a conditional use permit due to its size, scope and impact on adjacent or surrounding properties.
 - (6) Day spas: to include hair salons, facials, manicure and pedicure services and massage services from which 20 percent of gross revenue is derived from retail sales generating sales tax and must be open a minimum of five nights per week until 8:00 p.m. No day spa can be located closer than 800 feet to another day spa.
 - (7) Stores allowing customers to taste wines, liqueurs and spirits from a cask before buying them.
 - (8) Tattoo and piercing studios. No tattoo and piercing studio can be closer than 500 feet to another tattoo and piercing studio.
 - (9) Orthodontic offices.
- (e) *Prohibited uses.* The following uses shall be prohibited in the CB1 district:
- (1) Pawnshops.
 - (2) Massage parlors.
 - (3) Private entertainment uses or clubs.
 - (4) Licensed betting stores.
 - (5) Package liquor stores.
 - (6) Seasonal businesses.
 - (7) Rent to own stores.
 - (8) Used clothing, resale stores and consignment shops (except those that sell antiques and collectibles as defined by the zoning code).
 - (9) Check cashing and payday loan services.

(Ord. No. 4062, § 903.07(9), 10-14-1980; Ord. No. 4202, § 2, 3-12-1985; Ord. No. 4222, § 1, 8-13-1985; Ord. No. 4250, § 2, 3-11-1986; Ord. No. 4264, § 1, 8-12-1986; Ord. No. 4514, § 1, 10-22-1991; Ord. No. 4615, § 1, 7-27-1993; Ord. No. 4665, § 1, 9-27-1994; Ord. No. 4670, § 1, 11-8-1994; Ord. No. 4721, § 3, 3-12-1996; Ord. No. 4857, § I, 11-10-1998; Ord. No. 4948, § I, 7-11-2000; Ord. No. 4953, §§ I, II, 8-8-2000; Ord. No. 5004, § I, 8-14-2001; Ord. No. 5005, § I, 8-14-2001; Ord. No. 5149, § I, 1-13-2004; Ord. No. 5311, § I, 1-24-2005; Ord. No. 5314, § I, 2-14-2006; Ord. No. 5451, § III, 1-22-2008; Ord. No. 5545, § I, 10-13-2009; Ord. No. 5763 § I, 2-10-2015; Ord. No. 5838, § I, 12-13-2016; Ord. No. 5929, § I, 1-28-2020; Ord. No. 6074, § I, 5-27-2025)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 56 OF THE MAPLEWOOD CODE OF ORDINANCES TO ADD ORTHODONTIC OFFICES AS A CONDITIONAL USE IN THE CB1 DISTRICT

WHEREAS, an application has been submitted to amend the zoning code to add orthodontic offices as a conditional use within the CB1 District, as set forth in Section 56-211(d); and

WHEREAS, the Plan and Zoning Commission considered the request and recommended approval at its May 4, 2026, meeting by a vote of 4 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a public hearing at their May 26, 2026, meeting regarding the amendment to the zoning code and notice of said public hearing had previously been published at least 15 days prior to the hearing in an official paper or a newspaper of general circulation in the City.

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

Section I. Chapter 56 of the Maplewood Code of Ordinances is hereby amended by revising Section 56-211(d), Conditional Uses in the CB1 District, to add the following use:

- (9) Orthodontic offices.

Section II.

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

Passed this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: May 7, 2026
Re: Executing a Contract with St. Louis Count for Vector Control Services

The enclosed ordinance authorizes the city manager to execute a contract renewal with St. Louis County Department of Public Health for vector prevention and abatement services. The county's Vector-Borne Disease Prevention Program provides mosquito surveillance and laboratory testing, larvicidal treatment of mosquito breeding sites, ultra-low volume and barrier applications for adult mosquito control, and rodent abatement in public areas. All services are conducted under integrated pest management principles by Vector Control Specialists licensed and certified by the Missouri Department of Agriculture.

Current rates are \$144.00 per hour for adulticiding, \$100.00 per hour for larviciding, and \$54.00 per hour for rodent abatement. Surveillance and laboratory testing are provided at no additional charge. The contract term runs through December 31, 2031, with either party retaining the right to terminate upon 30 days written notice. Fees are subject to annual adjustment by the County with written notice no later than May 1 of any year in which services will be rendered.

The FY27 proposed budget includes a \$4,700 allocation for these services.

To whom it may concern,

I wanted to reach out to you today to inform you that, according to our records, your contract with Saint Louis County Department of Public Health regarding vector prevention and abatement services for your municipality has or will be expiring soon. Should you wish to renew your service, I have included contract information and execution instructions for your review. Conversely, if you do not have a contract for services and are interested in contracting with Saint Louis County Department of Public Health to provide vector prevention and abatement services for your municipality, we have provided information regarding these services for your review and consideration. The Saint Louis County Department of Public Health Vector-Borne Disease Prevention Program provides full-scale vector prevention and abatement services for the majority of Saint Louis County which includes all contracted municipalities and all unincorporated areas. Services provided include the following: adult mosquito surveillance, laboratory testing of field-collected adult mosquitoes for the presence of arboviral disease, larvicidal treatment of mosquito breeding sites, Ultra-Low Volume (ULV) and barrier applications for the control of adult mosquitoes, and comprehensive rodent abatement in public areas.

Vector prevention and abatement services are particularly important in protecting the public from vector-borne diseases. Mosquitoes are competent vectors for many arboviruses such as West Nile, Saint Louis Encephalitis, Zika, Dengue, and Chikungunya while rodents are competent vectors for Salmonella, Leptospirosis, and Tularemia. Rodents are also capable of indirectly spreading tick-borne diseases such as Ehrlichiosis, Rocky Mountain Spotted Fever, Heartland Virus, and Bourbon Virus by carrying infected ticks. Furthermore, rodents can cause extensive damage by contaminating properties with their urine and feces, gnawing on structures and wiring, and extensive burrowing can undermine concrete slabs and foundations and increase erosion to stream banks.

Saint Louis County Department of Public Health strives to provide the best service possible to protect the health of our residents and visitors from the threat of vector-borne disease. All operations are conducted in accordance with Integrated Pest Management (IPM) principles which are overseen by Vector Control Specialists who are licensed and certified by the Missouri Department of Agriculture in Public Health Pest Control. IPM principles are prevention and abatement measures that are surveillance-driven, meaning that surveillance dictates when abatement measures are warranted and what abatement methods are selected and applied in a manner that reduces pesticide resistance and

minimizes risks to human health, non-target species, beneficial organisms, and the environment.

Vector Prevention Services provided will include all of the following services:

1. Surveillance

The Saint Louis County Vector-borne Disease Prevention Program conducts surveillance for roughly 523 square miles of Saint Louis County, monitoring 234 preselected trap sites throughout the County. Mosquito traps are set five nights a week, Sunday – Thursday, and picked up the following morning. Adult mosquitoes collected from these trap sites are identified for medically significant species, sorted and laboratory tested for arboviruses. Surveillance data determines if and when adult mosquito abatement is necessary. Adult mosquito abatement will occur only when trap and test data show that high numbers of mosquitoes with the capability of spreading disease are present and/or those mosquitoes have tested positive for disease. There is no additional charge for this service.

2. Larviciding

Currently there are over 6000 known breeding sites within Saint Louis County that are regularly monitored throughout the mosquito season. Types of sites monitored include ditches, ponds, lakes, creeks, canals, swamps, marshes, sewers, storm water detention basins, and any other areas on public property where standing water is present, and the potential exists for mosquito breeding to occur. Sites in which mosquito breeding is identified or where conditions show a high potential for mosquito breeding are treated with an appropriate EPA-registered mosquito larvicide in accordance with the product label. Whenever possible, environmentally friendly mosquito abatement products and application methods are used to minimize potential impacts to beneficial organisms and the environment.

3. Adulticiding

The Saint Louis County Vector-borne Disease Prevention Program conducts nighttime Ultra-Low Volume (ULV) mosquito adulticide applications on public roads, using truck mounted ULV machines, focusing treatments in areas where surveillance data has identified an abundance of medically significant species of mosquitoes and/or areas where those mosquitoes have tested positive for arbovirus. In addition, the Vector-borne Disease Prevention Program may apply adult mosquito barrier applications in public areas, such as parks, ball fields, or outdoor event areas, where conditions and criteria warrant the application of a barrier treatment. Barrier treatments are conducted upon reasonable

advance request only and are applied at the discretion of the Saint Louis County Vector-borne Disease Prevention Program.

4. Rodent Abatement

Rodent abatement provided by the Vector-borne Disease Prevention Program is a request-driven service that provides rodent abatement for the reduction of Norway Rat populations in public areas within the contracting municipality. A Vector Control Specialist will investigate reports of rat activity on public and private property as a reactive approach to rodent control. Reported rodent activity will initiate an investigation by a Vector Control Specialist in the area of the complaint. Based on the specialist's findings, proper abatement methods are utilized in public areas according to Integrated Pest Management protocols, using only EPA registered rodenticides. Public areas where Norway Rat activity has been identified will be re-treated by prescribed methods as indicated on rodenticide labeling until rodent activity has been eradicated. If rodent activity is noted on private property, residents will receive professional recommendations on abatement and exclusion of rodents and/or the resident is advised to contact a licensed private pest control operator to treat their property. Per licensing restrictions, Saint Louis County cannot apply rodenticides on private property or provide residents with rodenticides.

Fees for the 2026 season are as follows:

Surveillance/Testing - No Charge
Larviciding - \$100.00/Hour
Adulticiding- \$144.00/Hour
Rodent Abatement - \$54.00/Hour

Should you wish to renew or begin services, please:

- 1) Fill out the attached contact information form
- 2) Prepare an ordinance/resolution for authority approval (template attached)
- 3) Email the above completed documents to Cindy Weis at CWeis@stlouiscountymo.gov

Once proper documentation is received, the signing authority will sign the contract electronically via DocuSign (signing platform subject to change). Click the link in the email to sign the contract electronically. A fully executed copy of the contract will be sent to the contact person indicated in the information sheet.

The Vector-borne Disease Prevention Program is committed to providing the best service possible in accordance to Integrated Pest Management protocols. Your timely response is

appreciated. Should you have any questions, please feel free to contact me via email (JSayers@stlouiscountymo.gov) or phone at 314-615-0654.

Sincerely,

A handwritten signature in cursive script that reads "James Sayers".

James Sayers
Environmental Manager
Vector-Borne Disease Prevention Program
Saint Louis County Department of Public Health

Thank you for choosing St. Louis County for Vector Abatement Services. Below are instructions for completing your contract.

STEP 1:

Complete the following information.

Municipality Name: _____

Name of contact for this contract: _____

Contact's email address: _____

Contact's phone number: _____

Contact's address: _____

Name of person authorized to sign the contract: _____

Signing Authority's direct email address: _____

Ordinance or Resolution Number that Authorizes the contract: _____

STEP 2:

Email this form AND a copy of the signed ordinance/resolution to Cindy Weis at cweis@stlouiscountymo.gov.

STEP 3:

Once the proper documentation is received, the signing authority will receive the contract to sign electronically via AdobeSign. Click the link in the email to sign the contract. A fully executed copy of the contract will be sent to the contact person listed above.

QUESTIONS:

For questions regarding the contract process, please contact Cindy Weis at cweis@stlouiscountymo.gov or 314-615-5826

For questions regarding vector abatement services, please contact James Sayers at jsayers@stlouiscountymo.gov or 314-615-0654

CONTRACT BETWEEN ST. LOUIS COUNTY, MISSOURI, AND _____ FOR VECTOR CONTROL SERVICES

This contract is by and between the _____, (hereinafter referred to as “Municipality”) and St. Louis County, Missouri, (hereinafter referred to as “County”) (“Contract”).

Witnesseth:

Whereas, Municipality has enacted Resolution No./Ordinance No. _____ authorizing said Municipality to execute this contract with County for vector abatement services to be performed within said Municipality through County’s Department of Public Health; and

Whereas, Article II, Section 2.180(20) of County’s Charter authorizes County to cooperate and contract with other political subdivisions for common services; and

Whereas, Section 604.020 SLCRO 1974, as amended, authorizes the County Executive to execute this contract to provide public health services; and

Whereas, in conformity with Section 604.040 SLCRO 1974, as amended, the St. Louis County Council has adopted Resolution No. 7083, 2023, that sets forth the terms and conditions upon which vector abatement services are to be provided to Municipality.

Now therefore, in consideration of the mutual promises and undertakings herein set forth, County and Municipality agree as follows:

1. County shall provide vector abatement services as follows:
 - a. Mosquito Abatement Services:
 - i. Including Adulticiding, per County guidelines, to include all necessary materials, equipment, and personnel.
 - ii. Surveillance, trapping and testing adult mosquitoes for the presence of arboviral diseases, at no additional cost to the municipality.
 - iii. Including Larviciding, per County guidelines; County shall supply all necessary materials, equipment, and personnel.
 - b. Rodent Abatement services:
 - i. Including rodent inspections and abatement, per County guidelines; County shall supply all necessary materials, equipment, and personnel.
2. Municipality shall:

- a. Pay County for vector abatement services including adulticiding at the hourly rate of one hundred forty four dollars (\$144.00), for other mosquito abatement services including larviciding at the hourly rate of one hundred dollars (\$100.00), and for rodent abatement services at the hourly rate of fifty four dollars (\$54.00).
3. Payment Procedures
 - a. County shall submit invoices to Municipality each January for services rendered in the previous year.
 - b. Municipality shall submit payment to County, via check payable to the order of "St. Louis County Department of Public Health," by March 31 of each year. Municipality shall submit payment to St. Louis County Department of Public Health, 6121 N. Hanley Road, Berkeley, MO 63134.
 4. Fee Schedule Changes
 - a. The costs per hour for services may be revised annually by County. County shall provide written notice to Municipality of the change in cost no later than May 1st of any year in which the services will be rendered.
 5. Term and Termination
 - a. The contract term shall commence upon full execution and continue through December 31, 2031. Either party may terminate this contract upon thirty (30) days written notice to the other party.
 6. Amendment
 - a. This contract may be amended by written agreement of the parties.

In witness whereof, the parties have executed this contract effective the later of the dates below written.

St. Louis County, Missouri

Name of Municipality

By: _____
County Executive

By: _____

Date: _____

Date: _____

Attest:

Attest: _____
City Clerk

Administrative Director

I, _____, affirm that I am the
_____ of the _____

APPROVED:

_____ and that I signed this
Agreement on behalf of said
municipality, as authorized by _____

Director, Department of Public Health

_____ and that I acknowledged
this Agreement to be the free act and
deed of the said municipality.

Approved As To Legal Form:

County Counselor

APPROVED:

Accounting Officer

Legal Review: _____

Fiscal Review: _____

CE Review: _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND EXECUTE A CONTRACT WITH ST. LOUIS COUNTY FOR VECTOR CONTROL SERVICES

WHEREAS, the City of Maplewood has contracted with St. Louis County Department of Public Health for vector prevention and abatement services for several years, and the existing contract is expiring; and

WHEREAS, the City Council finds that the continued provision of mosquito surveillance and abatement, larviciding, and rodent abatement services by the county’s Vector-Borne Disease Prevention Program 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 authorized to execute a contract with St. Louis County, Missouri, whereby said county, by and through its Department of Public Health, will provide vector control services within the city.

Section II. The city shall compensate St. Louis County for services rendered at the hourly rates set forth in the contract and as such rates are changed in accordance with the terms and conditions of the contract between the city and St. Louis County.

Section III. After execution thereof, this agreement shall be in effect through December 31, 2031. Either party may terminate the contract by written notice at least thirty (30) days prior thereto.

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

Passed this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: May 7, 2026
Re: **Executing an Intergovernmental Agreement with the Cities of Brentwood, Clayton, Richmond Heights, and Shrewsbury for Central Core Fire Training Division Services**

The City of Maplewood currently participates in a cooperative fire training program with the cities of Brentwood, Clayton, and Richmond Heights through the Central Core Fire Training Division, authorized by Council under Ordinance 6053 in September 2024. The enclosed ordinance authorizes the City Manager to execute a separate intergovernmental agreement under which the City of Shrewsbury Fire Department will participate in the Fire Training Division as an outside agency.

Under the agreement, the Fire Training Division will provide Shrewsbury with a minimum of six multi-agency training sessions annually, including two sessions incorporating live fire training or an equivalent substitute, monthly training plans, access to certification manuals and Blue Card licensing and CEU management, and access to training records through the Vector Solutions record management system. Shrewsbury will be invoiced annually in January at a rate of \$730.00 per uniformed member.

The agreement may be terminated by either party upon 90 days written notice. Richmond Heights, Brentwood, and Clayton will each adopt equivalent ordinances authorizing execution of this agreement.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITIES OF BRENTWOOD, CLAYTON, RICHMOND HEIGHTS, AND SHREWSBURY FOR CENTRAL CORE FIRE TRAINING DIVISION SERVICES

WHEREAS, the cities of Brentwood, Clayton, Maplewood, and Richmond Heights cooperate in providing coordinated fire training services through the Central Core Fire Training Division, most recently pursuant to an Amended and Restated Cooperative Fire Training Chief Agreement authorized by Ordinance 6053 in September 2024; and

WHEREAS, Section 70.220 of the Revised Statutes of Missouri authorizes cities to work in a cooperative manner; and

WHEREAS, the City of Shrewsbury wishes to participate in the Central Core Fire Training Division as an outside agency, which will provide its personnel with enhanced training opportunities and a higher level of safety and preparedness in the provision of fire suppression and emergency medical services; and

WHEREAS, the City Council of the City of Maplewood, Missouri, finds that it is in the best interest of the City and its residents to include the City of Shrewsbury as a participating agency in the Central Core Fire Training Division.

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

Section I. The City Manager is authorized and directed to execute the intergovernmental agreement for Central Core Fire Training Division services on behalf of the City of Maplewood, Missouri, in substantially the form attached hereto as Exhibit A and incorporated herein by reference, with such changes as shall be approved by the City Manager, whose signature thereon shall be conclusive evidence of approval.

Section II. 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 and the rights and duties of the City under the agreement.

Section III. In the event that any other Central Core City does not adopt an equivalent ordinance authorizing a representative to execute the agreement in substantially the same form, this Ordinance and any and all actions taken pursuant hereto may be revoked.

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

Passed this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 26th day of May, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Exhibit A

Central Core Training Partnership Agreement

This agreement made and entered into effective this 1st day of January, 2026 (the Effective Date), by and between the City of Brentwood, Missouri ("Brentwood"), City of Clayton, Missouri ("Clayton"), City of Richmond Heights ("Richmond Heights"), and the City of Maplewood, Missouri ("Maplewood") (collectively, the "Central Core Cities"); and the City of Shrewsbury Fire Department, (the "Fire Agency").

WHEREAS, the Central Core Cities jointly operate the Central Core Fire Training Division ("Fire Training Division"), which offers multiple opportunities to assist firefighters in learning new skills and refresh their prior training in order to protect firefighters while performing fire suppression activities to better serve the public; and

WHEREAS, the Fire Agency wishes to participate in the Fire Training Division to assist in training its firefighters; and

WHEREAS, the parties acknowledge and agree that the terms and conditions hereinafter set forth are reasonable and necessary to protect the health and safety of all personnel in the Fire Training Division;

NOW, THEREFORE, for and in consideration of the opportunity for Fire Agency to participate in the Fire Training Division, 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, Fire Training Division and Fire Agency agree as follows:

1. Fire Training Division shall provide the Fire Agency with the following services each year for the purpose of training firefighters employed by the Fire Agency:
 - a. Minimum of six (6) multi-agency training sessions at a fire training facility as defined by the Insurance Services Office fire department rating schedule. Two training sessions will include live fire training or an equivalent substitute.
 - b. Monthly fire training plan with details for logging training in the Vector Solutions record management system.
 - c. Use of Fire Training Division certification manuals, textbooks, Blue Card iPads and licensing.
 - d. Blue Card CEU management for applicable training and personnel
 - e. Access to Fire Training Division training files in Vector Solutions RMS (if Enterprise access is purchased from Vector Solutions)
2. Fire Agency's participation in Fire Training Division activities shall at all times be under the coordination, supervision and control of the Central Core Fire Training Chief ("Training Chief") or the Training Chief's designee. The Training Chief shall have authority to terminate any training exercise, evolution or event if, in the Training Chief's sole discretion and judgment, the activity poses an inordinate risk to those involved, a Training Facility or its features or equipment.

3. Fees for participation in the Fire Training Division will be established by the Fire Training Division from time to time. The fee schedule for this agreement is Seven Hundred Thirty Dollars (\$730.00) per uniformed member of the Fire Agency. Fees for Fire Training Division participation will be invoiced in full annually in January.
4. All Fire Agency personnel shall be covered by the Fire Agency's workers' compensation coverage, which must be in full force at all times when Fire Agency personnel are participating in training with the Fire Training Division. Fire Agency shall also be required to demonstrate that the Fire Agency carries insurance coverage of at least the amount of the sovereign immunity damage cap established pursuant to Sec. 537.610, RSMo, for the year in which the training takes place. Fire Agency agrees to provide proof of such insurance upon request. Fire Agency agrees to indemnify and hold the Fire Training Division and its officers, agents and employees from any claim or demand arising from Fire Agency's and/or Fire Agency personnel's participation in the Fire Training Division, including attorney fees and litigation expenses.
5. This Agreement shall remain in full force and effect for a period of one (1) year from the date first written above. Either party may terminate this agreement by notice in writing to the other party at least ninety (90) days in advance of the effective date of termination. In the event of termination, any training scheduled after the effective date of termination shall be canceled.

IN WITNESS WHEREOF, the duly authorized representatives of the Central Core Cities, the Fire Agency, have executed this Agreement on the dates set forth below, by which signature each represents and confirms that the execution hereof has been authorized and approved by the governing body of the entity the signatory represents in accord with the laws governing same.

CITY OF SHREWSBURY

By: _____

Name: _____

Title: _____

Date: _____

MEMBER CITY APPROVALS

CITY OF BRENTWOOD, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

CITY OF CLAYTON, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

CITY OF RICHMOND HEIGHTS, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

CITY OF MAPLEWOOD, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

Memorandum



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

Proposed Billing Structure Change to Marietta Trash Service Cooperative

Staff intends to bring forward a resolution in the near future to restructure the Marietta Trash and Recycling Service Cooperative billing arrangement. The proposed change would shift billing responsibility from individual businesses to property owners within the 7300 block of Manchester Avenue and 2700 block of Sutton Boulevard service areas.

The current business-based billing model has created operational and financial challenges. When businesses close or relocate, collection fee revenue is disrupted even though trash and recycling service continues. Business turnover requires staff to track which tenants are current on payments, identify gaps in coverage, and pursue delinquent accounts across multiple changing points of contact. Additionally, the current structure creates billing complications when the type of business occupying a given space changes—a restaurant generates significantly more waste than an office of equivalent square footage, but recalculating fees with each tenant change is administratively burdensome and creates inconsistent cost allocation.

Property owner billing aligns with the existing framework established in Chapter 40 of the City's Code. Section 40-20 requires property owners to provide adequate waste containers for commercial establishments, and Section 40-21 authorizes collection service to be paid for by the owner or occupant. The proposed resolution would formalize property owner responsibility for cooperative fees, consistent with this existing authority. Property owners would retain the ability to pass costs through to tenants via lease agreements as a private business decision.

This structure eliminates collection revenue gaps during tenant vacancies or transitions, creates a stable, predictable billing base tied to real property rather than changing business occupants, and establishes clear accountability for waste management obligations that already rest with property owners under the code. It also allows the City to use existing lien mechanisms for fee enforcement when necessary, consistent with Section 40-22.

Staff is developing a more equitable fee calculation methodology based on building square footage and approved business uses tied to zoning classifications and conditional use permits. This approach ensures that properties with higher waste-generating uses contribute proportionally to service costs, while maintaining billing stability regardless of tenant turnover.

The cooperative itself will continue to operate as it does currently, with shared dumpster and recycling container access for participating properties on the south side of the 7300 block of Manchester Avenue and in the 2700 block of Sutton Boulevard. The cooperative was originally established to address neighbor complaints about multiple uncoordinated trash pickups,

consolidate collection logistics, improve the parking lot appearance and functionality, and reduce costs for businesses compared to individual service contracts. Those goals remain unchanged.

Staff has heard repeated concerns from business owners about overage charges, illegal dumping, monitoring responsibilities, and accountability for violations. The proposed billing structure addresses the fee collection and vacancy issues directly. To further support the program, the FY27 budget includes funding for an additional public safety camera in the Marietta parking lot to assist with monitoring and deterring illegal dumping.

Staff will continue working with Republic Services to refine operational procedures, clarify usage guidelines, and address service quality concerns. Once the resolution is drafted and reviewed by the City Attorney, it will be presented to Council for consideration.

FY27 Budget Draft 2 Update

Following the May 5 and May 7 budget work sessions, staff has incorporated Council's feedback into Draft 2 of the FY27 budget, now available in ClearGov. The following adjustments have been made:

- The yard sign budget in Citywide has been updated to fund reusable sticker or dry-erase-style signs that can be customized for ward meetings and other community events, updating the prior line item for standard printed signs.
- A new \$3,000 line item has been added to Citywide for a custom postcard in the form of a direct mail piece that serves as a refrigerator magnet and keeps city contact information and engagement resources readily accessible in residents' homes. The mailer will promote email list signups, key city service contacts, and other ways residents can stay informed and connected.
- A \$220 line item has been added in Citywide for two branded table covers for use at community events and outreach booths.
- Branded apparel has been added to 11-0100 for the Mayor and Council
- Two duplicate entries have been removed: the stormwater management plan, which was carried twice in the Parks and Stormwater Fund, and the police phone investigation software, which appeared twice in IT Services and Support in the Capital Improvement budget.

Staff will finalize all budget items, including personnel costs, for the May 26 public hearing and first and second bill readings. Please reach out with any additional questions or feedback in the meantime.

Council Retreat

The FY27 budget includes funds for a facilitated City Council retreat. Staff will begin exploring potential dates and facilitators and welcomes Council's input on desired topics and activities. Please share your ideas with me at your earliest convenience so they can be incorporated into the planning process.

One component of the retreat will be dedicated to developing priorities and goals for the City's next five-year strategic plan, which is anticipated for adoption by June 30, 2027.