



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

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

Tuesday, June 9, 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. May 26, 2026, City Council work session minutes
 - b. May 26, 2026, City Council regular meeting minutes
 - c. May 26, 2026, City Council closed session minutes
6. Public Hearings:
 - a. Request by Peter Bay for Packaged, Sunday Packaged Intoxicating, and Original Package Tasting Liquor Licenses for Sam's Club at 2100 Maplewood Commons Drive
 - b. Request by Peter Bay for Packaged, Sunday Packaged Intoxicating, and Original Package Tasting Liquor Licenses for Walmart at 1900 Maplewood Commons Drive
 - c. Request by David Schlafly for Full and Sunday by the Drink Liquor Licenses for Schlafly Bottleworks at 7260 Southwest Ave
 - d. Request by Andrew Bolin to rezone 3008-3010 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District
 - e. Request by Michele Jianakoplos for a Minor Subdivision at 7823 Bartold Avenue
 - f. Request by Arc Design to authorize a planned unit development district and approve a preliminary development plan for approximately 1.10 acres of land at 7606 Manchester Road
7. Public Comment
8. Announcements

9. Presentations:

- a. Board of Adjustment report by Patrick Jugo, chair
- b. Maplewood City Rebranding Initiative by Elizabeth Arway, Creative Entourage

10. Unfinished Business:

- a. Bill 6328 – Final Reading: Adopting the budget for the City of Maplewood, Missouri, for the fiscal years July 1, 2025, through June 30, 2026, and July 1, 2026, through June 30, 2027

11. New Business:

- a. Approving a request for Packaged, Sunday Packaged Intoxicating, and Original Package Tasting Liquor Licenses for Sam’s Club at 2100 Maplewood Commons Drive
- b. Approving a request for Packaged, Sunday Packaged Intoxicating, and Original Package Tasting Liquor Licenses for Walmart at 1900 Maplewood Commons Drive
- c. Approving a request for Full and Sunday by the Drink Liquor Licenses for Schlafly Bottleworks at 7260 Southwest Ave
- d. Resolution 26-19: Executing the first amendment to the agreement for legal services with Lashly & Baer, P.C.
- e. Resolution 26-20: Executing a purchase agreement with Kompan, Inc. for Yale Park playground equipment
- f. Resolution 26-21: Executing an agreement with Brycer, L.P. and Brycer Advisory Group, L.P. for fire and life safety inspection compliance services
- g. Resolution 26-22: Executing a professional services agreement with Discovery Works Collaborative for bond referendum community engagement and communications services
- h. Bill 6329 – First and Second Reading: Rezoning 3008-3010 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District
- i. Bill 6330 – First and Second Reading: Rezoning 2918 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District
- j. Bill 6331 – First and Second Reading: Rezoning 7823 Bartold Avenue from LM Light Manufacturing District to MR Medium Density Residential District
- k. Bill 6332 – First and Second Reading: Approving a Minor Subdivision at 7823 Bartold Avenue
- l. Bill 6333 – First and Second Reading: Authorizing a planned unit development district and approving a preliminary development plan for approximately 1.10 acres of land at the intersection 7606 Manchester Road

- m. Bill 6334 – First and Second Reading: Amending Chapter 50 of the Code of Ordinances by amending Section 50-94 and adding Section 50-98 to regulate alternative vehicles

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 June 5, 2026, at Maplewood City Hall and maplewoodmo.gov



RECORD OF PROCEEDINGS

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

**Tuesday, May 26, 2026
6:00 PM**

1. Call to Order

The meeting was called to order at 6:30 PM, with Mayor Greenberg presiding.

2. Roll Call

The following council members were present:

Council Member Garcia – Present

Mayor Greenberg – Present

Council Member Homa – Present

Council Member Mattox – Present

Council Member Page – Present

Council Member Vanden Akker – Present

Council Member Wiley – Present

A quorum was present.

3. Recommended Updates to Chapter 6 – Advertising and Signs

Mayor Greenberg introduced the agenda item and stated that the proposed updates addressed previously unaddressed or ambiguous issues within Chapter 6

Electronic Message Billboards Discussion

Mayor Greenberg invited Hank Milford, real estate manager for Outfront Media, to address the council regarding electronic message billboards. Mr. Milford stated that brightness controls, automatic dimming, and display timing were standard and compliant with state regulations. He indicated digital billboards were widely studied and not considered a safety risk. He also addressed cybersecurity, content regulation, and revenue potential, noting internal controls and industry standards guide operations.

Murals As a New Category

The council discussed murals as a new category and whether additional oversight beyond Design and Review Board approval should be required. Staff noted consideration of a potential public art review body. Council members discussed distinctions between art and advertising, as well as the need for durability standards.

Council members expressed mixed views, with some indicating support for additional oversight while others questioned what additional expertise the council could provide beyond the design and review process. Discussion also included the distinction between artistic murals and advertising, with suggestions that advertising content might require stricter review.

Ordinance Format and Electronic Message Signs

Council members expressed general support for the updated draft ordinance format, particularly the inclusion of tables and illustrative guidance for different sign types. Clarification was provided that

electronic message signs would be regulated through subsections within existing tables rather than standalone provisions.

Council members also discussed exempt signage, confirming that government agencies, including school districts, were considered exempt under the draft ordinance.

Additional comments included concerns about sign removal for defunct businesses and a desire to ensure responsibility for removal rested with property owners.

Mayor Greenberg concluded that further refinement would be made based on feedback.

4. Adjournment

Motion to adjourn: Council Member Homa

Seconded by: Council Member Wiley

Voice Vote: All in favor

Outcome: The work session meeting adjourned at approximately 7:50 PM.

Certification

I certify that the above minutes are a true and accurate record of the City Council work session held on May 26, 2026.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: June 9, 2026



RECORD OF PROCEEDINGS

Regular Meeting of The City Council City of Maplewood, Missouri

Tuesday, May 26, 2026
7:00 PM

1. Call to Order

The meeting was called to order at 7:05 p.m., with Mayor Greenberg presiding.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Council Member Garcia – Present

Mayor Greenberg – Present

Council Member Homa – Present

Council Member Mattox – Present

Council Member Page – Present

Council Member Vanden Akker – Present

Council Member Wiley – Present

A quorum was present.

4. Motion to Excuse Council Member(s)

No motion was necessary.

5. Approval of Minutes

The following minutes were presented for approval:

a. May 5, 2026, City Council Budget Work Session Minutes

b. May 7, 2026, City Council Budget Work Session Minutes

c. May 12, 2026, City Council Work Session Minutes

d. May 12, 2026, City Council Regular Meeting Minutes

Motion: Council Member Homa

Seconded by: Council Member Wiley

Voice Vote: All in favor.

Outcome: Minutes approved.

6. Public Hearings

Mayor Greenberg opened the following public hearings:

a. Proposed Budget for Fiscal Year July 1, 2026, through June 30, 2027

Mayor Greenberg opened the public hearing. No speakers came forward. The hearing was closed.

b. Amendment to Chapter 56 – Orthodontic Offices in the CB1 District

Mayor Greenberg opened the public hearing. No speakers came forward. The hearing was closed.

7. Public Comment

Mike Prost, building owner, and Jennifer Geirhard, tenant, both of 7169 Manchester, addressed the Council regarding a proposed relocation of a bus shelter that would result in the shelter being positioned closer in proximity to their building. They expressed concerns regarding safety, loitering, and lack of notification to affected property owners and businesses.

State Representative Ray Reed addressed the Council and provided an update on recent legislative activity, including provisions on income tax proposals, grocery sales taxes, and community priorities.

8. Announcements

Council announced upcoming community events, including:

- “Everything but the Book Sale” June 10-13 at the Maplewood Library
- “Pride and Joy” event on May 31 at the Living Room.

9. Presentations:

a. Resolution honoring Dr. Bonita Jamison

Mayor Greenberg read a resolution honoring and commending Dr. Bonita Jamison for five years of distinguished service as Superintendent of the Maplewood Richmond Heights School District

b. Human Services Commission Report

Bailey Schuchmann and Jenna Mueller presented commission survey findings identifying financial hardship, communication gaps, and low community connectedness among residents. They provided recommendations focused on communication improvements, outreach, and continued support for social services programming.

10. Unfinished Business

a. Bill 6322 – Rezoning 2812 Laclede Station Road from PA Public Activity District to SR Single Family Residential District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker – Yes

Council Member Wiley – Yes

Outcome: Bill 6322 approved as Ordinance 6116

b. Bill 6323 – Rezoning 3542-3544 Oxford Avenue from SR Single Family Residential District to NB Neighborhood Business District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker - Yes

Council Member Wiley – Yes

Outcome: Bill 6323 approved as Ordinance 6117

c. Bill 6326 – Authorizing the City Manager to enter into and execute a contract with St. Louis County for vector control services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: The council discussed opt-out options and public notification regarding mosquito control spraying.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker - Yes

Council Member Wiley – Yes

Outcome: Bill 6326 approved as Ordinance 6118

d. Bill 6327 – 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

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: The council discussed the benefits of regional training collaboration.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker - Yes

Council Member Wiley – Yes

Outcome: Bill 6327 approved as Ordinance 6119

11. New Business

- a. **Resolution 26-17:** Appointing and reappointing members to various boards and commissions

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Staff noted the two vacancies on the Human Services Commission and one on the Civil Service Commission.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-17 was approved

- b. **Resolution 26-18:** Correcting appointment terms to the Plan and Zoning Commission

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-18 was approved

- c. **Bill 6328** – First and Second Reading: Adopting the budget for the City of Maplewood, Missouri for the fiscal year July 1, 2026, through June 30, 2027

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Alexis Miller, Director of Finance, presented an overview of the proposed fiscal year 2026–2027 budget, noting projected revenues of approximately \$23.86 million and expenditures of approximately \$31.95 million across all funds. She explained that the imbalance was driven in part by one-time capital expenditures, use of fund balances, and grant-funded projects. She further noted that the general fund was projected to operate at a deficit of approximately \$500,000. Staff stated that financial projections indicated structural budget challenges over the next five years, with expenditures expected to exceed revenues absent corrective action.

Staff noted that most discretionary reductions had already been implemented, leaving more difficult decisions regarding potential reductions to services, deferred maintenance, or adjustments to compensation and operational costs. Staff discussed efforts to maintain competitive employee compensation through a revised pay grid and noted that personnel costs and public safety services remained the largest drivers of expenditures.

Council discussion acknowledged the need for future budget adjustments, possible cost-saving measures, and consideration of long-term strategies to restore structural balance while maintaining service levels and the City's financial stability.

Motion: Council Member Homa

Seconded by: Council Member Wiley

Voice Vote: All in favor

Outcome: **Bill 6328** will move to its third and final reading at the next council meeting.

12. Council and Staff Reports

a. Mayor's Report

Mayor Greenberg reported efforts to expand senior services in partnership with Aging Ahead.

b. Ward 1 Report

Council Member Wiley thanked staff for their work organizing a working group to address issues raised at recent ward meetings. Council Member Wiley also commented on the Human Services Commission presentation, expressing support for increased Council visibility and engagement in the community. Council Member Garcia encouraged residents to participate in community activities, including neighborhood block parties, and noted that permits and information were available through the City.

c. Ward 2 Report

Council Member Mattox reminded residents of the mobile market events and highlighted financial assistance programs available through The Heights for residents experiencing hardship.

d. Ward 3 Report

Council Member Vanden Akker shared observations from a recent community meeting, emphasizing that financial insecurity affects a broad range of residents and highlighting the importance of including diverse perspectives, including faith leaders, in ongoing discussions.

e. City Attorney's Report

No report.

f. City Manager's Report

City Manager Withycombe addressed a recent pedestrian fatality and extended acknowledgement to those affected. She stated that the City had received community feedback regarding pedestrian safety along the Manchester Road corridor and indicated that staff would be evaluating potential improvements to visibility and infrastructure, as well as increasing public education for both drivers and pedestrians.

The City Manager provided an update on the formation of a City Council community response working group focused on addressing issues related to unhoused individuals. She noted that participation by Council Members was being coordinated and that meetings would be structured with defined goals and a limited duration.

Additionally, the City Manager reported progress on collaboration with Aging Ahead regarding senior services and stated that further details would be presented at a future meeting. She announced that the City's new branding initiative would be presented to the council at the next meeting, followed by a public rollout, including updates to signage, materials, and the city website.

13. Public Comment

No additional public comment was received

14. Motion to hold a Closed Session pursuant to RSMo § 610.021 to discuss real estate matters [§ 610.021(2)] and personnel actions [§ 610.021(3)]

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker - Yes

Council Member Wiley – Yes

Outcome: Motion approved. The Council entered closed session at approximately 8:25 PM.

15. Adjournment

Motion: Council Member Homa

Seconded by: Council Member Wiley

Voice Vote: All in favor.

Outcome: Approved unanimously by voice vote. The meeting adjourned at approximately 9:50 PM

I certify that the above minutes are a true and accurate record of the City Council meeting held on May 26, 2026.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: June 9, 2026



PUBLIC HEARING NOTICE

LIQUOR LICENSE

The Maplewood City Council will hold a Public Hearing on Tuesday, June 9, 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 Peter Bay for a Packaged, Sunday Packaged Intoxicating and Original Package Tasting Liquor Licenses for Sam's Club at 2100 Maplewood Commons Dr

AND

A request by Peter Bay for a Packaged, Sunday Packaged Intoxicating and Original Package Tasting Liquor Licenses for Walmart at 1900 Maplewood Commons Dr

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

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

*Posted on May 21, 2026, at Maplewood City Hall and maplewoodmo.gov
Published in The Countian on May 21, 2026*



PUBLIC HEARING NOTICE

LIQUOR LICENSE

The Maplewood City Council will hold a Public Hearing on Tuesday, June 9, 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 David Schlafly for a Full and Sunday by the Drink Liquor Licenses for Schlafly Bottleworks at 7260 Southwest Ave

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 May 21, 2026, at Maplewood City Hall and maplewoodmo.gov
Published in The Countian on May 23, 2026*



PUBLIC HEARING NOTICE

Rezoning

The Maplewood City Council will hold a Public Hearing on Tuesday, June 9, 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 Andrew Bolin to rezone 3008-3010 Sutton Blvd. 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 May 27, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on May 26, 2026, in the St. Louis Countian



PUBLIC HEARING NOTICE

Minor Subdivision

The Maplewood City Council will hold a public hearing on Tuesday, June 9, 2026, at 7:00 p.m. in the Council Chambers at City Hall, 7601 Manchester Road, to allow all interested parties to be heard concerning the following:

A request by Michele Jianakoplos for a Minor Subdivision at 7823 Bartold Ave.

The Maplewood Plan & Zoning Commission will meet on Monday, June 1, 2026, at 6:00 p.m. in the Council Chambers at 7601 Manchester Road regarding the same matter. The Commission will vote on a recommendation to the City Council at this meeting.

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.

For more information, contact Todd Hughes Director of Public Works and Planning at thughes@maplewoodmo.gov or 314-645-3600.

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

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

Published on May 26, 2026, in the St. Louis Countian



PUBLIC HEARING NOTICE

Rezoning

The Maplewood City Council will hold a Public Hearing on Tuesday, June 9, 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 Arc Design to rezone 7606 Manchester Road from AB Arterial Business District to PUD Planned Unit Development 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 May 27, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on May 26, 2026, in the St. Louis Countian

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: June 5, 2026
Re: **FY27 Proposed Budget Overview**

This memo summarizes the principal changes between the budget as introduced at the May 26 meeting and the version presented for final adoption. In addition to adopting the FY2027 budget, the ordinance also approves amendments to the FY2026 budget reflecting projected actuals for the current fiscal year.

Following the May 26 budget hearing, staff re-examined expenditures across all General Fund account lines and eliminated additional non-essential spending. Those reductions, combined with adjustments to some revenue projections and changes to personnel expenditures, produced a materially improved fiscal position compared to the introduced budget.

General Fund Revenue

General Fund revenue has been updated to approximately \$10.5 million, reflecting refinements to projections since the May 26 introduction. The most notable adjustments are an increase in projected sales tax revenue, stronger Merchants Ad Valorem Surtax projections, higher projected interest income on City investments, and the addition of an awarded Blue Shield grant for the Police Department.

General Fund Balance

The most significant change between versions is the overall General Fund position. The introduced budget projected a deficit of approximately \$553,000 to be covered by a fund balance draw. The adopted budget is balanced, with the General Fund fund balance projected to hold approximately flat at approximately \$11.1 million.

Personnel

Personnel costs have been finalized across all departments. At Council's direction, the finalized budget reflects overtime calculations based on FLSA standards for hourly employees. These adjustments are the primary driver of the improved General Fund position and are proposed in the budget pending formal policy adoption. The City is also working toward compliance with the overtime tracking and reporting requirements of the One Big Beautiful Bill Act (OBBBA) by the federal deadline of December 31, 2026.

REVENUE V. EXPENSE - 10 YEAR PROJECTION

Account ID	Description																			
General Fund		FY26 Budgeted	FY26 Projected	FY27 Budget	FY28 Forecast	FY29 Forecast	FY30 Forecast	FY31 Forecast	FY32 Forecast	FY33 Forecast	FY34 Forecast	FY35 Forecast	FY36 Forecast							
11-0000-30010	REAL PROPERTY TAX	660,000.00	300,000.00	318,000.00	325,950.00	334,098.75	342,451.22	351,012.50	359,787.81	368,782.51	378,002.07	387,452.12	397,138.42							
11-0000-30020	PERSONAL PROPERTY TAX	145,000.00	131,200.00	149,000.00	152,725.00	156,543.13	160,956.70	164,468.12	168,579.82	172,794.32	177,114.18	181,540.03	186,080.58							
11-0000-30030	RAILROAD UTILITY TAX	24,500.00	15,000.00	15,300.00	15,682.50	16,074.56	16,476.43	16,888.34	17,310.55	17,743.31	18,186.89	18,641.56	19,107.60							
11-0000-30040	FINANCIAL INSTITUTION TAX	-	-	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00							
11-0000-30050	MERCHANTS AD VALOREM SURTAX	180,000.00	750,000.00	795,000.00	814,875.00	835,246.88	856,128.05	877,531.25	899,469.53	921,956.27	945,005.17	968,630.30	992,846.60							
11-0000-30100	LOCAL USE TAX	540,000.00	585,000.00	608,000.00	623,200.00	638,780.00	654,720.94	671,118.24	687,896.19	705,093.60	722,720.94	740,788.96	759,308.69							
11-0000-30101	SALES TAX	3,910,000.00	3,900,000.00	4,000,000.00	4,100,000.00	4,202,500.00	4,307,562.50	4,415,251.56	4,525,632.85	4,638,773.67	4,754,743.01	4,873,611.59	4,995,451.88							
11-0000-30201	GROSS RECEIPTS TAX - ELECTRIC	1,150,000.00	1,340,000.00	1,444,000.00	1,480,100.00	1,517,102.50	1,555,030.00	1,593,905.81	1,633,753.46	1,674,597.30	1,716,462.23	1,759,373.78	1,803,358.13							
11-0000-30202	GROSS RECEIPTS TAX - GAS	360,000.00	237,900.00	250,000.00	256,250.00	262,656.25	269,222.66	275,953.22	282,852.05	289,923.35	297,171.44	304,600.72	312,215.74							
11-0000-30203	GROSS RECEIPTS TAX - TELEPHONE	168,000.00	186,000.00	206,000.00	211,150.00	216,428.75	221,839.47	227,385.46	233,070.09	238,896.84	244,869.27	250,991.00	257,265.77							
11-0000-30204	GROSS RECEIPTS TAX - WATER	260,000.00	340,000.00	400,000.00	400,000.00	420,250.00	430,756.25	441,525.16	452,563.29	463,877.37	475,474.30	487,361.16	499,545.19							
11-0000-30301	MANUFACTURERS LICENSES	40,000.00	53,189.51	53,189.00	53,189.00	54,258.10	54,800.68	55,348.69	55,902.17	56,461.20	57,025.81	57,596.07	58,172.03							
11-0000-30305	MERCHANTS LICENSES	642,678.45	328,723.32	384,250.00	388,092.50	391,793.43	395,893.16	399,852.09	403,850.61	407,889.12	411,968.01	416,087.69	420,248.57							
11-0000-30310	SERVICE LICENSES	116,533.83	137,929.90	135,329.68	136,682.98	138,049.81	139,430.30	140,824.61	142,232.85	143,655.18	145,091.73	146,542.65	148,008.08							
11-0000-30315	LIQUOR LICENSES	24,815.00	39,605.55	40,000.00	40,400.00	41,212.04	42,040.00	42,624.16	42,940.40	43,218.81	43,454.27	43,649.41	43,804.71							
11-0000-30320	BUILDING & CONSTRUCTION PERMIT	57,000.00	100,000.00	114,000.00	115,140.00	116,291.40	117,454.31	118,628.86	119,815.13	121,013.30	122,223.43	123,445.66	124,680.12							
11-0000-30330	INSPECTION FEES	95,000.00	135,000.00	125,000.00	128,125.00	131,611.33	134,611.33	137,976.61	141,426.03	144,961.68	148,585.72	152,300.36	156,107.87							
11-0000-30335	OCCUPANCY PERMITS	14,500.00	17,000.00	17,000.00	17,000.00	17,170.00	17,341.70	17,515.12	17,690.27	17,867.17	18,045.84	18,226.30	18,408.56							
11-0000-30340	OTHER LICENSES AND PERMITS	300.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00							
11-0000-30345	MOTOR VEHICLE LICENSES	32,000.00	31,000.00	33,000.00	33,330.00	33,663.30	33,999.93	34,339.93	34,683.33	35,030.16	35,380.47	35,734.27	36,091.61							
11-0000-30350	RENTING MACHINE LICENSES	1,656.00	1,656.00	1,656.00	1,656.00	1,656.00	1,656.00	1,656.00	1,656.00	1,656.00	1,656.00	1,656.00	1,656.00							
11-0000-30355	FRANCHISE TAX - CABLE T.V.	28,000.00	12,000.00	12,000.00	12,000.00	12,300.00	12,607.50	12,922.69	13,245.75	13,576.90	13,916.32	14,264.23	14,620.83							
11-0000-30361	DOG PARK LICENSES	2,700.00	3,000.00	3,000.00	3,000.00	3,060.30	3,090.90	3,121.81	3,153.03	3,184.56	3,216.41	3,248.57	3,281.06							
11-0000-30410	CIGARETTE TAX	66,600.00	66,600.00	66,600.00	66,600.00	66,600.00	66,600.00	66,600.00	66,600.00	66,600.00	66,600.00	66,600.00	66,600.00							
11-0000-30415	GASOLINE TAX	340,000.00	370,500.00	400,000.00	410,000.00	420,250.00	430,756.25	441,525.16	452,563.29	463,877.37	475,474.30	487,361.16	499,545.19							
11-0000-30420	SALES TAX - MISSOURI AUTOS	87,000.00	92,500.00	94,000.00	96,350.00	98,758.75	101,227.72	103,758.41	106,352.37	108,911.18	111,539.12	114,233.12	117,000.00							
11-0000-30421	MO. MOTOR VEHICLE FEE INCREASE	39,500.00	35,700.00	40,000.00	41,000.00	42,025.00	43,075.63	44,152.52	45,256.33	46,387.74	47,547.43	48,736.12	49,954.52							
11-0000-30425	ROAD AND BRIDGE TAX	200,000.00	215,000.00	230,000.00	235,750.00	241,643.75	247,684.84	253,879.96	260,223.89	266,729.49	273,397.72	280,232.48	287,238.48							
11-0000-30437	GRANT-LOCAL LAW ENFORCE.	-	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00							
11-0000-30438	SCHOOL RESERVE OFFICER	45,000.00	69,668.42	50,000.00	51,250.00	52,531.25	53,844.53	55,190.64	56,570.41	57,984.67	59,434.29	60,920.14	62,443.15							
11-0000-30510	ZONING AND SUBDIVISION FEES	4,000.00	4,800.00	4,800.00	4,848.00	4,896.48	4,945.44	4,994.90	5,044.85	5,095.30	5,146.25	5,197.71	5,249.69							
11-0000-30515	SALE OF PUBLICATIONS	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00							
11-0000-30520	SALE OF POLICE REPORTS	1,250.00	950.00	950.00	959.50	969.10	978.79	988.57	998.46	1,008.44	1,018.53	1,028.71	1,039.01							
11-0000-30525	WEED CUTTING CHARGES	37,000.00	400.00	500.00	505.00	510.05	515.15	520.30	525.51	530.76	536.07	541.43	546.84							
11-0000-30800	TRAFFIC FINES-MOVING VIOLATIONS	110,000.00	115,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00							
11-0000-30903	Social Services	-	47,000.00	51,109.70	52,387.44	53,697.13	55,039.56	56,415.55	57,825.93	59,271.58	60,753.37	62,272.21	63,829.01							
11-0000-30905	FALSE ALARM	100.00	-	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00							
11-0000-30910	INTEREST EARNED C.D.	5,000.00	6,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00							
11-0000-30915	INTEREST EARNED CHECKING ACCT.	48,000.00	65,000.00	65,000.00	65,600.00	66,969.57	68,969.57	71,598.26	74,869.26	78,781.65	83,351.65	88,589.81	94,500.00							
11-0000-30920	INTEREST EARNED OTHER	50,000.00	1,300.00	1,300.00	1,313.00	1,326.13	1,339.39	1,352.79	1,366.31	1,379.98	1,393.78	1,407.71	1,421.79							
11-0000-30945	OTHER REVENUES	90,361.00	185,000.00	155,388.00	94,000.00	90,000.00	94,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00							
110000-30957	RYAN HUNMERT SCHOLARSHIP FUND	(500.00)	-	-	-	-	-	-	-	-	-	-	-							
11-0000-60370	Emergency Social Services	44,772.50	-	-	-	-	-	-	-	-	-	-	-							
	General Revenue	9,629,766.78	9,973,422.70	10,507,272.38	10,634,114.37	10,874,171.97	10,983,801.50	11,379,681.35	11,642,095.87	11,910,937.51	12,186,365.56	12,468,543.32	12,757,638.29							
	Legislative																			
11-0100-40050	ELECTED & APPOINTED OFFICIALS	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00							
11-0100-40100	SOCIAL SECURITY	2,065.50	2,228.20	2,065.50	2,065.50	2,065.50	2,065.50	2,065.50	2,065.50	2,065.50	2,065.50	2,065.50	2,065.50							
11-0100-50060	GENERAL SUPPLIES	640.00	319.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00							
11-0100-60010	ADVERTISING	100.00	-	-	-	-	-	-	-	-	-	-	-							
11-0100-60160	ELECTION EXPENSE																			

11-0200-60400	PROFESSIONAL SERVICES	124,881.50	162,286.87	-	25,000.00	1,500.00	1,500.00	-	-	-	-	-	-	-	-	-	-
11-0200-60450	RENTALS	56,003.80	58,479.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0200-60460	REPAIRS AND MAINTENANCE SERVICES	505.00	1,098.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0200-60490	EMPLOYEE EVENTS	6,824.00	7,855.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0200-60491	COMMUNITY EVENTS	3,770.00	5,332.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0200-60530	TELEPHONE	15,000.00	12,086.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0200-60535	PRINTING	14,432.74	8,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0200-60540	TRAINING	750.00	800.00	3,585.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00	1,135.00
11-0200-60560	TRAVEL AND CONFERENCE	10,590.00	7,254.74	12,331.00	7,780.00	9,938.36	8,045.11	7,912.26	7,993.86	8,076.92	8,161.47	8,247.55	8,335.17	8,423.71	8,511.26	8,598.81	8,686.36
11-0200-60591	Transfer Out Exec Capital	5,743,900.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0200-60600	UNIFORMS	-	-	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00
	Total Executive Expense	7,946,516.22	2,512,580.20	1,189,162.24	1,238,468.34	1,233,249.10	1,236,670.44	1,236,321.55	1,231,031.15	1,231,096.21	1,231,180.76	1,231,266.84	1,231,354.46	1,231,442.00	1,231,528.56	1,231,614.12	1,231,700.00
	Legal																
11-0300-40010	REGULAR SALARIES	70,260.29	65,433.60	87,730.40	91,539.14	94,739.99	98,230.40	98,230.40	98,230.40	98,230.40	98,230.40	98,230.40	98,230.40	98,230.40	98,230.40	98,230.40	98,230.40
11-0300-40020	PART-TIME SALARIES	-	12,230.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0300-40050	APPOINTED & ELECTED OFFICIALS	-	18,200.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0300-40100	SOCIAL SECURITY	6,767.21	7,458.00	8,103.68	8,935.04	8,639.01	8,906.93	8,906.93	8,906.93	8,906.93	8,906.93	8,906.93	8,906.93	8,906.93	8,906.93	8,906.93	8,906.93
11-0300-40110	INSURANCE	11,927.60	14,747.18	11,251.08	11,267.07	11,267.63	11,275.88	11,275.88	11,275.88	11,275.88	11,275.88	11,275.88	11,275.88	11,275.88	11,275.88	11,275.88	11,275.88
11-0300-40120	PENSION CONTRIBUTION	7,987.05	9,739.50	10,230.83	10,643.74	10,643.74	11,094.00	11,094.00	11,094.00	11,094.00	11,094.00	11,094.00	11,094.00	11,094.00	11,094.00	11,094.00	11,094.00
11-0300-50210	OFFICE SUPPLIES	500.00	56.90	300.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00
11-0300-60340	MEMBERSHIP	150.00	75.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00
11-0300-60360	MISC. OTHER SERVICES & CHARGES	480.00	520.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00
11-0300-60400	PROFESSIONAL SERVICES	36,200.00	8,300.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00	44,900.00
11-0300-60450	RENTALS	600.00	550.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0300-60535	PRINTING	650.00	220.21	1,373.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00	1,323.00
11-0300-60540	TRAINING	150.00	-	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00
11-0300-60560	TRAVEL AND CONFERENCE	1,460.00	1,700.00	1,500.00	1,500.00	1,588.24	1,588.24	1,588.24	1,588.24	1,588.24	1,588.24	1,588.24	1,588.24	1,588.24	1,588.24	1,588.24	1,588.24
	Total Legal Expense	137,022.15	136,867.89	177,908.66	170,076.32	173,942.51	178,158.45	178,158.45	176,860.45	176,860.45	176,860.45	176,860.45	176,860.45	176,860.45	176,860.45	176,860.45	176,860.45
	Police																
11-0400-40010	REGULAR SALARIES	3,429,941.56	3,351,300.01	3,518,206.62	3,578,948.49	3,630,921.53	3,655,056.32	3,671,361.99	3,681,398.55	3,681,398.55	3,681,398.55	3,681,398.55	3,681,398.55	3,681,398.55	3,681,398.55	3,681,398.55	3,681,398.55
11-0400-40040	HOLIDAY PAY	141,903.75	132,800.00	145,658.26	148,193.08	150,260.80	151,151.10	151,840.96	152,265.58	152,265.58	152,265.58	152,265.58	152,265.58	152,265.58	152,265.58	152,265.58	152,265.58
11-0400-40060	OVERTIME	61,188.35	88,000.00	15,927.43	15,927.43	15,927.43	15,545.55	15,545.55	15,545.55	15,545.55	15,545.55	15,545.55	15,545.55	15,545.55	15,545.55	15,545.55	15,545.55
11-0400-40100	SOCIAL SECURITY	51,246.89	54,000.01	51,618.15	52,691.63	53,637.45	54,179.07	54,415.51	54,561.04	54,561.04	54,561.04	54,561.04	54,561.04	54,561.04	54,561.04	54,561.04	54,561.04
11-0400-40110	INSURANCE	628,345.52	766,210.45	734,994.39	737,642.24	739,803.49	740,738.21	741,456.84	741,899.17	741,899.17	741,899.17	741,899.17	741,899.17	741,899.17	741,899.17	741,899.17	741,899.17
11-0400-40120	PENSION CONTRIBUTION	6,709.61	6,709.61	7,830.30	8,231.29	8,631.20	9,030.00	9,030.00	9,030.00	9,030.00	9,030.00	9,030.00	9,030.00	9,030.00	9,030.00	9,030.00	9,030.00
11-0400-50010	CLEANING-HOUSEKEEPING SUPPLIES	500.00	250.00	500.00	510.00	520.00	530.00	541.22	552.04	563.08	574.34	585.83	597.55	609.49	621.63	633.87	646.11
11-0400-50050	GASOLINE, OIL, ETC.	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
11-0400-50060	GENERAL SUPPLIES	20,903.00	19,815.00	21,320.00	17,666.40	18,019.73	18,380.12	18,747.73	19,122.68	19,505.13	19,895.24	20,293.14	20,699.01	21,104.88	21,511.75	21,919.62	22,327.49
11-0400-50063	PUBLIC RELATIONS	-	1,750.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0400-50330	REPAIR & MAINTENANCE SUPPLIES	200.00	200.00	200.00	204.00	208.00	212.24	216.49	220.82	225.23	229.74	234.33	239.02	243.71	248.40	253.09	257.78
11-0400-50370	SMALL TOOLS & MINOR EQUIPMENT	250.00	250.00	255.00	260.10	265.30	270.61	276.02	281.54	287.17	292.91	298.77	304.75	310.84	316.93	323.02	329.11
11-0400-60010	ADVERTISING	100.00	190.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0400-60040	BOOKS AND PERIODICALS	120.00	120.00	120.00	120.00	120.00	120.00	120.00	122.40	124.85	127.34	129.89	132.49	135.13	137.82	140.56	143.34
11-0400-60060	CAR WASHING	1,680.00	1,680.00	1,800.00	1,836.00	1,872.72	1,910.17	1,948.38	1,987.35	2,027.09	2,067.63	2,108.99	2,151.17	2,193.18	2,235.93	2,279.44	2,322.71
11-0400-60080	CARE AND SUBSISTANCE	300.00	215.00	300.00	306.00	312.12	318.36	324.73	331.22	337.85	344.61	351.50	358.53	365.71	373.04	380.52	388.14
11-0400-60115	ECDC DISPATCHING	232,570.14	236,247.43	251,651.02	256,684.04	261,817.72	267,054.08	272,395.16	277,843.21	283,394.54	289,053.45	294,821.14	300,698.72	306,686.40	312,784.28	318,992.36	325,310.74
11-0400-60270	INVESTIGATIONS	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,061.21	1,082.43	1,104.08	1,126.16	1,148.69	1,171.66	1,195.09	1,218.97	1,243.30	1,268.08	1,293.32
11-0400-60320	MEDICAL EXPENSES	1,400.00	2,000.00	2,000.00	2,040.00	2,080.00	2,122.24	2,164.49	2,206.74	2,249.00	2,291.26	2,333.52	2,375.78	2,418.04	2,460.30	2,502.56	2,544.82
11-0400-60340	MEMBERSHIP	8,015.00	7,100.00	8,111.40	8,215.85	8,322.38	8,431.05	8,541.89	8,654.95	8,770.27	8,887.90	9,007.87	9,130.25	9,255.04	9,380.24	9,505.85	9,631.86
11-0400-60360	MISC. OTHER SERVICES & CHARGES	100.00	20.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0400-60395	PRISONERS CHARGES	33,286.00	37,000.00	37,738.00	38,492.76	39,262.62	40,047.87	40,848.82	41,665.80	42,499.12	43,349.10	44,216.08	45,100.40	45,992.68	46,892.32	47,800.00	48,715.28
11-0400-60400	PROFESSIONAL SERVICES	38,748.76	41,920.00	45,610.00	49,039.00	4,101.42	4,174.02	4,174.02	4,174.02	4,174.02	4,174.02	4,174.02	4,174.02	4,174.02	4,174.02	4,174.02	4,174.02
11-0400-60440	REHS CHARGES	56,738.64	55,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0400-60450	RENTALS	4,955.00	4,955.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0400-60460	REPAIRS AND MAINTENANCE SERVICES	1,663.00	1,430.00	3,455.00	3,455.00	3,474.10	3,474.10	3,493.58	3,493.58	3,513.45	3,513.45	3,533.72	3,533.72	3,533.72	3,533.72	3,533.72	3,533.72
11-0400-60491	COMMUNITY EVENTS	7,000.00	6,370.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0400-60520	TAXES AND LICENSES	80.00	80.00	91.80	93.42	95.08	96.76	98.46	100.19	101.95	103.74	105.56	107.41	109.28	111.18	113.11	115.07
11-0400-60530	TELEPHONE	6,178.00	6,115.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-0400-60540	TRAINING	31,941.00	26,871.00	29,941.00	34,724.32	30,513.31	35,308.07	31,108.73	31,415.41	31,728.22	32,047.28	32,372.73	32,704.68	33,042.93	33,382.18	33,722.43	34,068.68
11-0400-60560	TRAVEL AND CONFERENCE	10,750.00	12,560.00	8,990.00	6,483.19	6,527.14	6,571.87	6,571.87	6,571.87	6,571.87	6,571.87	6,571.87	6,571.87	6,571.87	6,571.87	6,571.87	6,571.87
11-0400-60600	UNIFORMS	21,450.00	22,500.00	32,363.00	25,245.00	25,749.00	26,790.20</										

15-0000-30010	REAL PROPERTY TAXES-SPEC. BUS.	55,000.00	59,800.00	59,800.00	117,875.00	120,821.88	123,842.42	126,938.48	130,111.94	133,864.74	136,698.86	140,116.33	143,619.24
15-0000-30303	BUSINESS LICENSE FEE-SPEC.BUS.	34,500.00	70,500.00	65,213.00	65,213.00	65,213	65,213	65,213	0	0	0	0	0
15-0000-30910	INTEREST EARNED-CHECKING	125.00	6,750.00	7,000.00	7,000.00	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
15-0000-30945	OTHER REVENUES	6,247.00	21,275.00	20,200.00	20,502.10	20,808.99	21,017.08	21,227.25	21,439.53	21,653.92	21,870.46	22,089.17	22,310.06
Total SBD Revenue		95,872.00	158,325.00	152,213.00	210,590.10	213,843.87	217,072.50	220,378.73	158,551.47	162,018.66	165,569.32	169,205.50	172,929.30
Expense													
15-1300-70071	SIGNAGE GRANT PROGRAM	20,000.00	4,000.00	16,000.00	-	0	0	0	0	0	0	0	0
15-1300-50180	NURSERY SUPPLIES	5,000.00	3,965.00	2,500.00	2,500.00	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
15-1300-50330	REPAIR & MAINTENANCE SUPPLIES	500.00	180.40	500.00	500.00	500	500	500	500	500	500	500	500
15-1300-60010	ADVERTISING	32,300.00	28,000.00	32,652.00	32,652.00	32,652	32,652	32,652	32,652	32,652	32,652	32,652	32,652
15-1300-60340	Membership	1,647.00	1,833.00	1,754.03	1,844.07	1,864.84	1,970.43	1,907.76	1,629.57	1,629.57	1,629.57	1,629.57	1,629.57
15-1300-60360	MISC. OTHER SERVICES & CHARGES	1.00	-	-	0	0	0	0	0	0	0	0	0
15-1300-60400	PROFESSIONAL SERVICES	28,250.00	24,700.00	22,166.00	22,166.00	22,653.65	22,880.19	23,108.99	23,340.08	23,573.48	0	0	0
15-1300-60460	REPAIRS AND MAINTENANCE SERVICES	500.00	-	500.00	500.00	500	500	500	500	500	500	500	500
15-1300-60491	COMMUNITY EVENTS	26,200.00	38,200.00	79,973.00	79,973.00	79,973	79,973	79,973	79,973	79,973	79,973	79,973	79,973
15-1300-60535	PRINTING	5,000.00	3,000.00	5,000.00	5,000.00	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
15-1300-70010	CAPITAL OUTLAY	40,000.00	-	161,000.00	4,500.00	10,000	4,500	4,500	0	0	0	0	0
15-1300-70260	GRANT PROGRAMS	13,200.00	6,000.00	13,200.00	13,200.00	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200
Total SDB Expense		172,598.00	109,878.40	335,245.03	162,835.07	168,843.49	163,675.62	163,841.75	159,294.65	159,528.05	135,954.57	135,954.57	135,954.57
Total SBD Fund		(76,726.00)	48,446.60	(183,032.03)	47,755.03	45,000.38	53,396.88	56,536.98	(743.18)	2,490.61	29,614.75	33,250.93	36,974.73

Public Safety Pension

Revenue													
16-0000-30010	REAL PROPERTY TAX	1,300,000.00	850,000.00	850,000.00	867,000.00	884,340.00	902,026.80	920,067.34	938,468.68	957,238.06	976,382.82	995,910.47	1,015,828.68
16-0000-30915	Interest and Dividends	-	16,400.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00
16-0000-30960	EMPLOYEE CONTRIBUTIONS	104,365.06	249,252.00	259,380.00	250,291.27	253,995.23	257,046.35	258,412.04	259,043.50	259,043.50	259,043.50	259,043.50	259,043.50
16-0000-60592	Transfer	-	705,606.00	347,115.00	-	-	-	-	-	-	-	-	-
Total Public Safety Pen. Revenue		1,404,365.06	1,821,258.00	1,474,495.00	1,135,291.27	1,156,335.23	1,177,073.15	1,196,479.38	1,215,512.18	1,234,281.56	1,253,426.32	1,272,953.97	1,292,872.18
16-0000-70000	Payments to LAGERS	725,721.87	1,783,808.00	1,321,957.43	1,348,396.58	1,375,364.51	1,402,871.80	1,430,929.24	1,459,547.82	1,488,738.78	1,518,513.55	1,548,883.82	1,579,861.50
Total Public Safety Pen. Expense		725,721.87	1,783,808.00	1,321,957.43	1,348,396.58	1,375,364.51	1,402,871.80	1,430,929.24	1,459,547.82	1,488,738.78	1,518,513.55	1,548,883.82	1,579,861.50
Total Public Safety Pen. Fund		678,643.19	37,450.00	152,537.57	(213,105.31)	(219,029.28)	(225,798.65)	(234,449.86)	(244,035.64)	(254,457.22)	(265,087.23)	(275,929.85)	(286,989.32)

Hanley Rd TIF

Revenue													
23-0000-30101	SALES TAX	-	1,550,100.00	-	-	-	-	-	-	-	-	-	-
23-0000-30915	INTEREST EARNED	-	2,030.00	-	-	-	-	-	-	-	-	-	-
Total Hanley Rd TIF Revenue		-	1,552,130.00	-	-	-	-	-	-	-	-	-	-
Expense													
23-0000-60590	TRUSTEE PAYMENTS	1,436,348.00	-	-	-	-	-	-	-	-	-	-	-
23-0000-60597	TRANSFER FROM OTHER FUNDS	-	-	-	-	-	-	-	-	-	-	-	-
23-0000-82200	FEES & FISCAL CHARGES	-	2,484,667.00	-	-	-	-	-	-	-	-	-	-
Total Hanley Rd TIF Expense		1,436,348.00	2,484,667.00	-	-	-	-	-	-	-	-	-	-
Total Hanley Rd TIF Fund		(1,436,348.00)	(932,537.00)	-	-	-	-	-	-	-	-	-	-

Capital

Revenue													
24-0000-30101	SALES TAX	1,600,000.00	1,685,000.00	1,685,000.00	1,718,700.00	1,753,074.00	1,788,135.48	1,823,898.19	1,860,376.15	1,897,583.68	1,935,535.35	1,974,246.06	2,063,230.98
24-0000-30437	GRANTS	5,903,020.80	459,040.00	1,202,904.00	-	-	-	-	-	-	-	-	-
24-0000-30915	INTEREST-CHECKING	200.00	268.00	270.00	-	-	-	-	-	-	-	-	-
24-0000-30920	INTEREST EARNED	-	-	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
24-0000-30945	OTHER REVENUES	45,000.00	1,000.00	1,283,064.53	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Total Capital Revenue		7,548,220.80	2,145,308.00	4,201,238.53	1,778,700.00	1,813,074.00	1,848,135.48	1,883,898.19	1,920,376.15	1,957,583.68	1,995,535.35	2,034,246.06	2,123,230.98
Expense													
24-0000-60400	Professional Services	-	-	51,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
24-0000-60440	IT SUPPORT SERVICES	228,408.82	294,359.95	648,350.53	673,646.14	705,084.26	714,874.26	711,600.21	19,940.00	19,940.00	19,940.00	19,940.00	19,940.00
24-0000-70000	CAPITAL OUTLAY-EXECUTIVE DEPT.	90,000.00	-	205,000.00	-	-	-	-	-	-	-	-	-
24-0000-70001	CAPITAL OUTLAY-PUBLIC WORKS	285,813.00	208,896.55	388,759.78	396,728.00	371,078.00	400,828.00	276,188.00	281,288.00	273,188.00	230,188.00	256,438.00	262,938.00
24-0000-70002	CAPITAL OUTLAY-POLICE	210,815.00	198,253.05	220,450.00	310,846.00	311,414.00	316,579.00	348,401.00	249,909.00	249,909.00	249,909.00	249,909.00	249,909.00
24-0000-70003	CAPITAL OUTLAY-FIRE	765,997.00	845,032.76	232,277.00	201,277.00	306,277.00	201,277.00	211,277.00	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00
24-0000-70120	ENGINEERING & TESTING SERVICES	9,500.00	1,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
24-0000-70150	CITY HALL IMPROVEMENTS	5,000.00	94,467.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
24-0000-70169	Greenwood STP Project	3,693,763.00	554,400.00	1,287,205.60	1,287,205.60	1,287,205.60	1,287,205.60	1,287,205.60	1,287,205.60	1,287,205.60	1,287,205.60	1,287,205.60	1,287,205.60
24-0000-70270	COMPUTERS & EQUIP.	107,550.00	107,003.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00
24-0000-70323	Laclede Station STP	250,000.00	19,400.00	146,000.00	200,000.00	2,500,000.00	-	-	-	-	-	-	-
24-0000-70324	West Bruno STP	150,000.00	-	60,000.00	368,098.20	-	-	-	-	-	-	-	-
24-0000-71070	Greenwood Railroad Crossing	650,000.00	8,300.00	75,000.00	-	-	-	-	-	-	-	-	-
24-0029-60591	Transfer Out Sewer Lateral	(100,000.00)	100,000.00	25,000.00	25,000.00	-	-	-	-	-	-	-	-
Total Capital Expense		6,346,846.82	2,428,112.31	3,383,542.91	2,825,095.34	4,268,353.26	1,708,058.26	1,621,966.21	661,137.00	653,037.00	610,037.00	636,287.00	642,787.00
Total Capital Fund		1,201,373.98	(282,804.31)	817,695.62	(1,046,395.34)	(2,455,279.26)	140,077.22	261,931.98	1,259,239.15	1,304,546.68	1,385,498.35	1,397,959.06	1,480,443.98

Parks

Revenue													
28-0000-30101	SALES TAX	1,600,000.00	1,800,000.00	1,800,000.00	1,836,000.00	1,872,720.00	1,910,174.40	1,948,377.89	198,345.45	2,027,092.35	2,067,634.20	2,108,986.89	2,151,166.62
28-0000-30433	GRANT	1,045,050.00	-	200,000.00	-	-	-	-</					

Parks & Rec Expense												
28-0200-40010	REGULAR SALARIES	462,170.29	385,016.24	461,682.97	475,428.68	485,497.35	492,223.11	495,067.08	495,364.34	495,364.34	495,364.34	495,364.34
28-0200-40020	PART-TIME SALARIES	9,485.73	-	-	-	-	-	-	-	-	-	-
28-0200-40060	OVERTIME	8,441.42	25,000.00	8,651.34	-	-	-	-	-	-	-	-
28-0200-40100	SOCIAL SECURITY	36,727.45	41,751.85	33,345.02	34,256.88	34,879.98	35,292.43	35,396.55	35,396.55	35,396.55	35,396.55	35,396.55
28-0200-40110	INSURANCE	108,615.70	82,073.99	127,788.67	129,016.62	129,741.94	130,220.90	130,525.50	130,573.56	130,573.56	130,573.56	130,573.56
28-0200-40120	PENSION CONTRIBUTION	48,991.50	48,792.00	54,409.20	54,409.20	57,197.46	58,065.08	58,421.95	58,470.30	58,470.30	58,470.30	58,470.30
28-0200-50010	CLEANING SUPPLIES	8,500.00	5,000.00	9,000.00	9,159.30	9,321.42	9,486.41	9,486.41	9,486.41	9,486.41	9,486.41	9,486.41
28-0200-50050	GASOLINE, OIL, ETC.	1,500.00	10,500.00	-	-	-	-	-	-	-	-	-
28-0200-50060	GENERAL SUPPLIES	3,000.00	-	3,705.49	3,832.14	3,899.97	3,899.97	3,899.97	3,899.97	3,899.97	3,899.97	3,899.97
28-0200-50150	MOSQUITO CONTROL	4,477.88	4,587.00	4,700.00	4,783.19	4,867.85	4,954.01	4,954.01	4,954.01	4,954.01	4,954.01	4,954.01
28-0200-50180	NURSERY SUPPLIES	12,721.25	12,800.00	12,946.42	13,175.57	13,408.78	13,646.11	13,646.11	13,646.11	13,646.11	13,646.11	13,646.11
28-0200-50330	REPAIR/MAINTENANCE SUPPLIES	11,194.70	8,500.00	11,392.85	11,594.50	11,799.72	12,008.58	12,008.58	12,008.58	12,008.58	12,008.58	12,008.58
28-0200-60010	ADVERTISING	200.00	100.00	203.54	207.14	210.81	214.54	214.54	214.54	214.54	214.54	214.54
28-0200-60080	CARE/SUBSISTENCE	250.00	-	-	-	-	-	-	-	-	-	-
28-0200-60511	ELECTRIC	25,000.00	15,000.00	17,500.00	17,809.75	18,124.98	18,445.79	18,445.79	18,445.79	18,445.79	18,445.79	18,445.79
28-0200-60512	GAS	1,000.00	950.00	1,017.70	1,025.71	1,039.25	1,412.34	1,412.34	1,412.34	1,412.34	1,412.34	1,412.34
28-0200-60513	WATER	67,000.00	89,000.00	90,000.00	92,743.11	96,661.83	98,372.74	98,372.74	98,372.74	98,372.74	98,372.74	98,372.74
28-0200-60314	SEWER	25,442.50	33,000.00	35,000.00	35,619.50	36,249.97	36,891.59	36,891.59	36,891.59	36,891.59	36,891.59	36,891.59
28-0200-60360	MISC. OTHER	2,200.00	2,200.00	-	-	-	-	-	-	-	-	-
28-0200-60362	Finance Charge/Late Fees	100.00	-	-	-	-	-	-	-	-	-	-
28-0200-60400	PROFESSIONAL SERVICES	20,354.00	17,000.00	23,700.00	24,060.00	24,384.97	24,715.70	24,715.70	24,715.70	24,715.70	24,715.70	24,715.70
28-0200-60415	QUAD CITIES EXPENSES	310,000.00	310,000.00	310,000.00	310,000.00	310,000.00	310,000.00	310,000.00	310,000.00	310,000.00	310,000.00	310,000.00
28-0200-60460	REPAIRS/MAINTENANCE SERVICES	50,885.00	15,000.00	17,500.00	17,809.75	18,124.98	18,445.79	18,445.79	18,445.79	18,445.79	18,445.79	18,445.79
28-0200-60491	COMMUNITY EVENTS	2,500.00	2,500.00	2,600.00	2,700.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00
28-0200-60560	TRAVEL/CONFERENCE	-	-	3,000.00	-	-	3,500.00	-	-	-	-	-
28-0200-60592	TRANSFER DUE/TO	-	-	55,171.66	55,171.66	55,171.66	55,171.66	55,171.66	55,171.66	55,171.66	55,171.66	55,171.66
28-0200-60600	UNIFORMS	6,400.00	7,200.00	-	-	-	-	-	-	-	-	-
28-0200-60610	GRASS CUTTING	86,520.00	89,000.00	95,000.00	97,988.76	100,870.79	103,005.62	103,005.62	103,005.62	103,005.62	103,005.62	103,005.62
28-0200-60621	Vehicle Repairs	6,800.00	9,700.00	-	-	-	-	-	-	-	-	-
28-0200-60640	WEED/TREE TRIMMING	56,000.00	60,000.00	65,000.00	66,522.12	69,002.60	71,032.09	71,032.09	71,032.09	71,032.09	71,032.09	71,032.09
28-0200-70010	CAPITAL OUTLAY	610,000.00	79,910.52	587,193.00	622,500.00	672,500.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Total Parks & Rec Expense		1,986,477.42	1,354,581.60	2,030,502.37	1,481,246.33	2,155,708.48	2,176,384.46	1,514,024.03	1,514,407.69	1,514,407.69	1,514,407.69	1,514,407.69
Pool												
28-0300-50280	POOL CHEMICALS	63,860.00	63,860.00	65,500.00	67,700.00	69,800.00	71,500.00	71,500.00	71,500.00	71,500.00	71,500.00	71,500.00
28-0300-50330	REPAIR/MAINTENANCE SUPPLIES	10,300.00	10,300.00	10,600.00	10,900.00	11,300.00	11,900.00	11,900.00	11,900.00	11,900.00	11,900.00	11,900.00
28-0300-60511	ELECTRIC	41,200.00	50,000.00	53,000.00	54,621.18	56,117.65	58,362.35	58,362.35	58,362.35	58,362.35	58,362.35	58,362.35
28-0300-60512	GAS	2,100.00	2,500.00	2,600.00	2,723.81	2,847.62	3,095.24	3,095.24	3,095.24	3,095.24	3,095.24	3,095.24
28-0300-60513	WATER	70,000.00	125,500.00	95,000.00	102,013.42	108,644.30	111,577.18	111,577.18	111,577.18	111,577.18	111,577.18	111,577.18
28-0300-60314	SEWER	60,000.00	95,000.00	95,000.00	97,500.00	100,000.00	102,500.01	102,500.01	102,500.01	102,500.01	102,500.01	102,500.01
28-0300-60460	REPAIRS/MAINTENANCE SERVICES	10,300.00	10,300.00	12,000.00	12,339.62	12,679.25	13,018.87	13,018.87	13,018.87	13,018.87	13,018.87	13,018.87
28-0300-70010	CAPITAL OUTLAY	41,000.00	26,645.84	113,000.00	92,500.00	49,500.00	28,000.00	25,000.00	5,000.00	5,000.00	5,000.00	5,000.00
Total Pool Expense		298,760.00	384,105.84	446,700.00	440,298.03	410,888.82	399,953.65	396,953.65	376,953.65	376,953.65	376,953.65	376,953.65
Capital												
28-0400-70010	PARKS CAPITAL OUTLAY	225,844.00	145,555.26	424,606.78	756,190.00	303,140.00	365,890.00	298,750.00	341,850.00	295,750.00	300,750.00	279,000.00
28-0400-70043	TREE INVENTORY UPDATE	10,000.00	6,500.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Total Capital Expense		235,844.00	152,055.26	427,606.78	759,190.00	306,140.00	368,890.00	301,750.00	344,850.00	298,750.00	303,750.00	282,000.00
Total Parks Expense		2,521,081.42	1,890,742.70	2,904,809.15	2,680,734.36	2,872,737.30	2,945,228.11	2,212,727.68	2,236,211.34	2,190,111.34	2,195,111.34	2,173,361.34
Total Parks Fund		124,968.58	(72,342.70)	(873,409.15)	(813,334.36)	(968,617.30)	(1,003,653.71)	(232,949.79)	(2,006,465.89)	(131,618.99)	(96,077.14)	(32,974.45)
Sewer Lateral												
Revenue												
29-0000-30309	SEWER LATERAL FEES	117,035.50	114,000.00	114,000.00	114,000.00	114,000.00	114,000.00	114,000.00	114,000.00	114,000.00	114,000.00	114,000.00
29-0000-30910	INTEREST EARNED	-	2,800.00	2,800.00	2,828.00	2,856.28	2,884.84	2,884.84	2,884.84	2,884.84	2,884.84	2,884.84
29-0000-30945	OTHER REVENUES	77,676.00	32,269.00	77,676.00	79,050.87	80,450.07	81,874.03	83,323.20	84,798.02	86,298.95	87,826.44	89,380.97
Total Sewer Lateral Revenue		194,711.50	149,069.00	194,476.00	195,878.87	197,306.35	198,758.87	200,208.04	201,682.86	203,183.79	204,711.28	206,265.81
Expense												
29-0000-50330	REPAIR/MAINTENANCE SUPPLIES	59,392.00	43,600.00	60,443.24	61,513.08	62,601.87	63,709.92	63,709.92	63,709.92	63,709.92	63,709.92	63,709.92
29-0000-60460	REPAIRS AND MAINTENANCE SERVICES	121,600.00	89,224.00	123,752.32	125,942.74	128,171.92	132,749.52	137,490.72	139,924.02	142,400.68	144,921.17	147,446.68
29-0000-60597	TRNSFR FROM OTHER FUNDS	100,000.00	(100,000.00)	(25,000.00)	(25,000.00)	-	-	-	-	-	-	-
Total Sewer Lateral Expense		280,992.00	32,824.00	159,195.56	162,455.82	190,773.79	194,150.64	196,459.44	198,809.10	201,200.36	203,633.94	206,110.60
Total Sewer Lateral Fund		(86,280.50)	116,245.00	35,280.44	33,423.05	6,532.56	4,608.23	3,748.60	2,873.76	1,983.43	1,077.34	155.21
Asset Forefeiture												
Revenue												
31-0000-30915	INTEREST-CHECKING	30.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00
Total Asset Forefeiture Revenue		30.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00
Expense												
31-0000-70010	ASSET SHARING	6,620.00	2,500.00	-	-	-	-	-	-	-	-	-
Total Asset Forefeiture Expense		6,620.00	2,500.00	-	-	-	-	-	-	-	-	-
Total Asset Forefeiture Fund		(6,590.00)	(2,474.00)	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00
Fire Sales Tax												
Revenue												
32-0000-30101	SALES TAX	1,500,000.00	1,800,000.00	1,800,000.00	1,845,000.00	1,891,125.00	1,938,403.13	1,986,863.20	2,036,534.78	2,087,448.15	2,139,634.36	2,193,125.22
32-0000-30915	INTEREST EARNED	41,000.00	41,300.00	41,300.00	42,332.50	43,390.81	44,475.58	45,587.47	46,727.16	47,895.34	49,092.72	50,320.04
32-0000-30920	INTEREST EARNED OTHER	26,000.00	6,500.00	12,000.00	12,000.00	12,241.20	12,363.61	12,487.25	12,612.12	12,738.24	12,865.62	13,124.22
32-0000-60592	TRANSFER IN	1,588,000.00	1,576,653.91	1,438,888.								

32-0000-69999	Transfer expenses from GF	-	3,424,453.91	3,292,188.40	3,245,239.36	3,289,580.58	3,330,778.08	3,351,455.87	3,357,089.63	3,357,174.28	3,357,259.79	3,357,346.15	3,357,433.37
	Total Fire Sales Tax Expense	3,319,399.13	3,424,453.91	3,292,188.40	3,245,239.36	3,289,580.58	3,330,778.08	3,351,455.87	3,357,089.63	3,357,174.28	3,357,259.79	3,357,346.15	3,357,433.37
	Total Fire Sales Tax Fund	(164,399.13)	-	-	-	-	-	-	-	-	-	-	-

Solid Waste Tax													
Revenue													
33-0000-30010	REAL PROPERTY TAX	-	465,000.00	465,000.00	469,650.00	474,346.50	479,089.97	483,880.86	488,719.67	493,606.87	498,542.94	503,528.37	508,563.65
33-0000-30020	PERSONAL PROPERTY TAX	498,000.00	207,000.00	207,000.00	210,663.90	214,392.65	218,187.40	220,369.27	222,572.97	222,572.97	224,798.70	227,046.68	227,046.68
33-0000-30030	RAILROAD AND UTILITY TAX	16,500.00	16,800.00	16,800.00	17,097.36	17,899.98	17,707.96	17,885.04	18,063.89	18,063.89	18,244.53	18,426.98	18,426.98
33-0000-30050	MERCHANTS AD VALOREM SURTAX	44,000.00	110,800.00	110,800.00	110,800.00	110,800.00	110,800.00	110,800.00	110,800.00	110,800.00	110,800.00	110,800.00	110,800.00
33-0000-30513	SALE OF TRASH BAGS	4,700.00	4,000.00	750.00	757.50	765.08	772.73	772.73	772.73	772.73	772.73	772.73	772.73
33-0000-30514	SALE OF TRASH TAGS	15,655.00	26,500.00	27,500.00	27,775.00	28,052.75	28,333.28	28,333.28	28,333.28	28,333.28	28,333.28	28,333.28	28,333.28
33-0000-30516	Marietta Waste Co-op.	14,140.00	20,800.00	25,000.00	25,250.00	25,502.50	25,757.53	25,757.53	25,757.53	25,757.53	25,757.53	25,757.53	25,757.53
33-0000-30915	INTEREST EARNED	250.00	16,200.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00
33-0000-30945	Miscellaneous Income	-	3,200.00	-	-	-	-	-	-	-	-	-	-
	Total Solid Waste Revenue	593,245.00	870,300.00	871,350.00	880,493.76	889,759.46	899,148.87	906,298.71	913,520.07	918,407.27	925,749.71	933,165.57	938,200.85
Expense													
33-0000-50500	TRASH BAGS & TAGS	22,000.00	14,500.00	13,400.00	13,637.18	13,878.56	14,124.21	14,374.21	14,628.63	14,887.56	15,151.07	15,419.24	15,692.16
33-0000-60360	MISC.	-	4,775.00	15,719.74	16,034.14	16,354.82	16,681.92	17,015.55	17,355.87	17,702.98	18,057.04	18,418.18	18,786.55
33-0000-60410	RECYCLING SERVICES	25,000.00	21,500.00	20,930.00	22,185.80	23,516.95	24,927.96	26,423.64	28,009.06	29,689.61	31,470.98	33,359.24	37,482.44
33-0000-60430	REFUSE COLLECTION	661,900.00	661,900.00	681,757.00	722,662.42	766,022.17	811,983.50	860,702.50	912,344.66	967,085.33	1,025,110.45	1,086,617.08	1,151,814.11
	Total Solid Waste Expense	708,900.00	702,675.00	731,806.74	774,519.54	819,772.50	867,717.59	918,515.90	972,338.22	1,029,365.48	1,089,789.54	1,153,813.74	1,223,775.26
	Total Solid Waste Fund	(115,655.00)	167,625.00	139,543.26	105,974.22	69,986.96	31,431.28	(12,217.19)	(58,818.15)	(110,958.21)	(164,039.83)	(220,648.17)	(285,574.41)

Deer Creek TIF													
Revenue													
38-0000-30010	Deer Creek Development R.E. Ta	900.00	230,938.00	230,938.00	235,025.60	239,185.56	243,419.14	247,727.66	252,112.44	256,574.83	261,116.20	265,737.96	270,441.52
38-0000-30101	Deer Cr. Dev. Sales Taxes	690,000.00	698,000.00	698,000.00	700,177.60	712,570.74	725,183.25	738,018.99	751,081.93	764,376.08	777,905.53	791,674.46	805,687.10
38-0000-30102	Deer Cr. Dev. C.I.D.	375,000.00	375,000.00	375,000.00	381,637.50	388,392.48	395,267.03	402,263.26	409,383.32	416,629.40	424,003.74	431,508.61	439,146.31
38-0000-30925	INTEREST INCOME	20,000.00	20,000.00	20,354.00	20,714.27	21,080.91	21,454.04	21,833.78	22,220.23	22,613.53	23,013.79	23,421.14	23,835.69
	Total Deer Creek TIF Revenue	1,085,900.00	1,313,938.00	1,314,292.00	1,337,554.97	1,361,229.69	1,385,323.46	1,409,843.69	1,434,797.92	1,460,193.84	1,486,039.26	1,512,342.17	1,539,110.62
Expense													
38-0000-60590	Trustee Payments	1,085,900.00	1,313,938.00	1,314,292.00	1,337,554.97	1,361,229.69	1,385,323.46	1,409,843.69	1,434,797.92	1,460,193.84	1,486,039.26	1,512,342.17	1,539,110.62
	Total Deer Creek TIF Expense	1,085,900.00	1,313,938.00	1,314,292.00	1,337,554.97	1,361,229.69	1,385,323.46	1,409,843.69	1,434,797.92	1,460,193.84	1,486,039.26	1,512,342.17	1,539,110.62
	Total Deer Creek TIF Fund	-	-	-	-	-	-	-	-	-	-	-	-

Firehouse Bond													
Revenue													
39-0000-30010	Real Estate Taxes	-	850,000.00	850,000.00	871,250.00	893,031.25	915,357.03	938,240.96	961,696.98	985,739.41	1,010,382.89	1,035,642.46	1,061,533.52
39-0000-30020	Personal Property Tax	540,000.00	180,000.00	180,000.00	184,500.00	189,112.50	193,840.31	198,686.32	203,653.48	208,744.82	213,963.44	219,312.52	224,795.33
39-0000-30030	RAILROAD AND UTILITY TAX	-	45,430.00	45,430.00	56,787.50	58,207.19	59,662.37	61,153.93	62,682.77	64,249.84	65,856.09	67,502.49	69,190.05
39-0000-30050	Merchant Ad Valorem Surcharge	20,000.00	148,905.00	148,905.00	152,627.63	156,443.32	160,354.40	164,363.26	168,472.34	172,684.15	177,001.25	181,426.28	185,961.94
	Total Firehouse Bond Revenue	560,000.00	1,224,335.00	1,224,335.00	1,265,165.13	1,296,794.26	1,329,214.11	1,362,444.47	1,396,505.57	1,431,418.22	1,467,203.67	1,503,883.75	1,541,480.84
Expense													
39-0000-82000	Principal Payment	335,000.00	335,000.00	345,000.00	355,000.00	370,000.00	380,000.00	390,000.00	405,000.00	415,000.00	460,000.00	835,000.00	470,000.00
39-0000-82100	Interest Payment	340,200.00	675,200.00	331825	322,200.00	310,750.00	298,750.00	286,450.00	273,850.00	260,700.00	247,250.00	231,750.00	197,800.00
	Total Firehouse Bond Expense	675,200.00	1,010,200.00	676,825.00	677,200.00	680,750.00	678,750.00	676,450.00	678,850.00	675,700.00	707,250.00	1,066,750.00	667,800.00
	Total Firehouse Bond Fund	(115,200.00)	214,135.00	547,510.00	587,965.13	616,044.26	650,464.11	685,994.47	717,655.57	755,718.22	759,953.67	437,133.75	873,680.84

Prop P													
Revenue													
40-0000-30101	SALES TAX	530,000.00	550,000.00	550,000.00	559,735.00	569,642.31	579,724.98	579,724.98	579,724.98	579,724.98	579,724.98	579,724.98	579,724.98
40-0000-30920	INTEREST EARNED OTHER	30,000.00	6,400.00	10,000.00	10,177.00	10,357.13	10,460.70	10,565.31	10,670.96	10,777.67	10,885.45	10,994.31	11,104.25
40-0000-60592	TRANSFER IN	4,155,900.00	4,383,963.51	4,324,953.94	4,378,412.33	4,428,895.56	4,473,381.30	4,494,432.11	4,535,373.86	4,576,315.61	4,617,257.36	4,658,200.11	4,700,142.86
	Total Prop P Revenue	4,715,900.00	4,940,363.51	4,884,953.94	4,948,324.33	5,008,895.00	5,063,566.98	5,084,722.40	4,825,769.80	4,828,231.05	4,830,721.28	4,833,281.57	4,835,872.41
Expense													
40-0000-69999	Transfer expenses from GF	4,876,024.22	4,940,363.51	4,884,953.94	4,948,324.33	5,008,895.00	5,063,566.98	5,084,722.40	4,825,769.80	4,828,231.05	4,830,721.28	4,833,281.57	4,835,872.41
	Total Prop P Expense	4,876,024.22	4,940,363.51	4,884,953.94	4,948,324.33	5,008,895.00	5,063,566.98	5,084,722.40	4,825,769.80	4,828,231.05	4,830,721.28	4,833,281.57	4,835,872.41
	Total Prop P Fund	(160,124.22)	-	-	-	-	-	-	-	-	-	-	-

Prop S													
Expense													
43-0000-70010	Capital Outlay	807,000.00	663,716.62	1,606,202.71	159,838.00	-	-	-	-	-	-	-	-
43-0000-82200	Fees/Cost of Issuance	-	318.00	-	-	-	-	-	-	-	-	-	-
	Total Prop S Expense	807,000.00	664,034.62	1,606,202.71	159,838.00	-	-	-	-	-	-	-	-
	Total Prop S Fund	807,000.00	664,034.62	1,606,202.71	159,838.00	-	-	-	-	-	-	-	-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING THE BUDGET FOR THE CITY OF MAPLEWOOD, MISSOURI, FOR THE FISCAL YEARS JULY 1, 2025, THROUGH JUNE 30, 2026, AND JULY 1, 2026, THROUGH JUNE 30, 2027

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

WHEREAS, the City Manager has submitted to the Council a budget as required covering the fiscal year beginning July 1, 2026, through June 30, 2027; and

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

WHEREAS, a public hearing was conducted on the budget by the City Council after appropriate public notice on May 26, 2026, at 7:00 p.m.

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

Section 1. The budget, as submitted below, is hereby approved and adopted for the fiscal years beginning July 1, 2025, through June 30, 2026, and July 1, 2026, through June 30, 2027:

General Fund	2026 Forecast		
General Government	2026 Budget	Budget	2027 Budget
Legislative Department	59,234.50	58,851.65	125,592.50
Executive Department	2,202,616.22	2,512,580.20	1,189,162.24
Legal Department	137,022.15	136,867.89	177,908.66
Public Works Department	1,423,533.32	1,446,425.10	1,188,511.51
City-wide Department	5,743,900.00	6,766,223.42	7,585,659.12
Facilities Department	-	-	210,479.68
Total General Fund	\$ 9,566,306.19	\$ 10,920,948.26	\$10,477,313.71
Public Safety			
1/2 Cent Fire Sales Tax	3,319,399.11	3,424,453.91	3,292,188.40
Proposition P	4,876,024.22	4,940,363.51	4,884,953.94
Total Public Safety	\$ 8,195,423.33	\$ 8,364,817.42	\$ 8,177,142.34
Special Use Funds			
1/2 Cent Capital Improv	6,346,846.82	2,428,112.31	3,383,542.91
1/2 Cent Parks Improv	2,521,081.42	1,890,742.70	2,904,809.15
Solid Waste Disposal	708,900.00	702,675.00	731,806.74
Sewer Lateral	280,992.00	32,824.00	159,195.56
Special Business District	172,597.00	109,878.40	335,245.03
Deer Creek Spec. Alloc.	1,085,900.00	1,313,938.00	1,314,292.00
Hanley Rd. Spec. Alloc.	1,436,348.00	2,484,667.00	-
Federal Forfeiture	6,620.00	2,500.00	-
Firehouse Bonds	675,200.00	1,010,200.00	676,825.00
Public Safety Pension Tax	725,721.87	1,783,808.00	1,321,957.43
Proposition S	807,000.00	664,034.62	1,606,202.71
Total Special Use Funds	\$ 14,767,207.11	\$ 12,423,380.03	\$12,433,876.53
Total All Funds	\$ 32,528,936.63	\$ 31,709,145.71	\$31,088,332.58

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

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

Passed this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Account ID	Description	FY26 Budgeted	FY26 Projected	FY27 In Progress
General				
Revenue	General			
11-0000-30010	REAL PROPERTY TAX	660,000.00	300,000.00	318,000.00
11-0000-30020	PERSONAL PROPERTY TAX	145,000.00	131,200.00	149,000.00
11-0000-30030	RAILROAD UTILITY TAX	24,500.00	15,000.00	15,300.00
11-0000-30040	FINANCIAL INSTITUTION TAX	-	3,000.00	3,000.00
11-0000-30050	MERCHANTS AD VALOREM SURTAX	180,000.00	750,000.00	795,000.00
11-0000-30100	LOCAL USE TAX	540,000.00	585,000.00	608,000.00
11-0000-30101	SALES TAX	3,910,000.00	3,900,000.00	4,000,000.00
11-0000-30201	GROSS RECEIPTS TAX - ELECTRIC	1,150,000.00	1,340,000.00	1,444,000.00
11-0000-30202	GROSS RECEIPTS TAX - GAS	360,000.00	237,900.00	250,000.00
11-0000-30203	GROSS RECEIPTS TAX - TELEPHONE	168,000.00	186,000.00	206,000.00
11-0000-30204	GROSS RECEIPT TAX - WATER	260,000.00	340,000.00	400,000.00
11-0000-30301	MANUFACTURERS LICENSES	40,000.00	53,189.51	53,189.00
11-0000-30305	MERCHANTS LICENSES	642,678.45	328,723.32	384,250.00
11-0000-30310	SERVICE LICENSES	116,533.83	137,929.90	135,329.68
11-0000-30315	LIQUOR LICENSES	24,815.00	39,605.55	40,000.00
11-0000-30320	BUILDING & CONSTRUCTION PERMIT	57,000.00	100,000.00	114,000.00
11-0000-30330	INSPECTION FEES	95,000.00	135,000.00	125,000.00
11-0000-30335	OCCUPANCY PERMITS	14,500.00	17,000.00	17,000.00
11-0000-30340	OTHER LICENSES AND PERMITS	300.00	500.00	500.00
11-0000-30345	MOTOR VEHICLE LICENSES	32,000.00	31,000.00	33,000.00
11-0000-30350	VENDING MACHINE LICENSES	1,656.00	1,656.00	1,656.00
11-0000-30355	FRANCHISE TAX - CABLE T.V.	28,000.00	12,000.00	12,000.00
11-0000-30361	DOG PARK LICENSES	2,700.00	3,000.00	3,000.00
11-0000-30410	CIGARETTE TAX	66,600.00	66,600.00	66,600.00
11-0000-30415	GASOLINE TAX	340,000.00	370,500.00	400,000.00
11-0000-30420	SALES TAX - MISSOURI AUTOS	87,000.00	92,500.00	94,000.00
11-0000-30421	MO. MOTOR VEHICLE FEE INCREASE	39,500.00	35,700.00	40,000.00
11-0000-30425	ROAD AND BRIDGE TAX	200,000.00	215,000.00	230,000.00
11-0000-30437	GRANT-LOCAL LAW ENFORCE.	-	50,000.00	50,000.00
11-0000-30438	SCHOOL RESERVE OFFICER	45,000.00	69,668.42	50,000.00
11-0000-30510	ZONING AND SUBDIVISION FEES	4,000.00	4,800.00	4,800.00
11-0000-30515	SALE OF PUBLICATIONS	-	300.00	300.00
11-0000-30520	SALE OF POLICE REPORTS	1,250.00	950.00	950.00
11-0000-30525	WEED CUTTING CHARGES	37,000.00	400.00	500.00
11-0000-30800	TRAFFIC FINES--MOVING VIOLATIONS	110,000.00	115,000.00	110,000.00
11-0000-30903	Social Services	-	47,000.00	51,109.70
11-0000-30905	FALSE ALARM	100.00	-	100.00
11-0000-30910	INTEREST EARNED C.D.	5,000.00	6,000.00	80,000.00
11-0000-30915	INTEREST EARNED CHECKING ACCT.	48,000.00	65,000.00	65,000.00
11-0000-30920	INTEREST EARNED OTHER	50,000.00	1,300.00	1,300.00
11-0000-30945	OTHER REVENUES	99,361.00	185,000.00	155,388.00
11-0000-30957	RYAN HUMMERT SCHOLARSHIP FUND	(500.00)	-	-
11-0000-60370	Emergency Social Services	44,772.50	-	-
	General Revenue	9,629,766.78	9,973,422.70	11,109,736
			12,057,262	10,507,272.38
			Starting Fund Balance	Starting Fund Balance
Expense				
Legislative				
11-0100-40050	ELECTED & APPOINTED OFFICIALS	27,000.00	27,000.00	27,000.00
11-0100-40100	SOCIAL SECURITY	2,065.50	2,228.20	2,065.50
11-0100-40110	INSURANCE	-	-	-
11-0100-50060	GENERAL SUPPLIES	640.00	319.00	350.00
11-0100-60010	ADVERTISING	100.00	-	-
11-0100-60160	ELECTION EXPENSE	4,000.00	4,231.05	6,450.00
11-0100-60340	MEMBERSHIP	7,094.00	6,777.00	6,777.00
11-0100-60350	MEMORIALS AND AWARDS	75.00	-	-
11-0100-60400	PROFESSIONAL SERVICES	10,000.00	14,007.00	82,500.00
11-0100-60490	EMPLOYEE EVENTS	75.00	-	-
11-0100-60491	COMMUNITY EVENTS	250.00	496.40	-
11-0100-60535	PRINTING	1,635.00	3,357.00	-

11-0100-60540	TRAINING	100.00	100.00	100.00
11-0100-60560	TRAVEL AND CONFERENCE	6,200.00	316.00	350.00
	Total Legislative Expense	59,234.50	58,851.65	125,592.50
Executive				
11-0200-40010	REGULAR SALARIES	776,015.85	767,800.40	858,182.75
11-0200-40060	OVERTIME	-	21.00	268.96
11-0200-40100	SOCIAL SECURITY	62,425.21	58,716.18	65,650.98
11-0200-40110	INSURANCE	129,010.65	144,324.81	112,002.25
11-0200-40120	PENSION CONTRIBUTION	88,215.93	83,244.72	102,723.30
11-0200-40130	OTHER BENEFITS	1,500.00	1,500.00	1,500.00
11-0200-40600	Legal Counsel	176,500.00	182,806.50	-
11-0200-50020	COMPUTER SUPPLIES	100.00	50.00	-
11-0200-50050	GASOLINE, OIL, ETC.	500.00	200.00	-
11-0200-50060	GENERAL SUPPLIES	1,200.00	1,500.00	-
11-0200-50063	PUBLIC RELATIONS	12,420.00	12,595.52	-
11-0200-50210	OFFICE SUPPLIES	10,000.00	10,000.00	-
11-0200-50330	REPAIR & MAINTENANCE SUPPLIES	-	17.15	-
11-0200-60010	ADVERTISING	3,125.00	3,135.00	-
11-0200-60040	BOOKS AND PERIODICALS	535.00	617.00	618.00
11-0200-60260	INSURANCE AND BONDS	620,000.00	882,200.00	-
11-0200-60280	INSURANCE DEDUCTIBLE	-	500.00	-
11-0200-60311	ELECTRIC	27,930.00	28,300.00	-
11-0200-60312	GAS	6,500.00	4,000.00	-
11-0200-60313	WATER	1,750.00	2,050.00	-
11-0200-60314	SEWER	4,800.00	6,000.00	-
11-0200-60330	MEDICAL EXPENSES	60.00	330.00	-
11-0200-60340	MEMBERSHIP	7,604.30	7,606.29	7,010.00
11-0200-60350	MEMORIALS AND AWARDS	-	150.00	-
11-0200-60360	MISC. OTHER SERVICES & CHARGES	18,400.00	28,413.00	24,840.00
11-0200-60370	Emergency Social Services	5,000.00	5,000.00	-
11-0200-60390	POSTAGE	16,267.24	18,310.00	-
11-0200-60400	PROFESSIONAL SERVICES	124,881.50	162,286.87	-
11-0200-60450	RENTALS	56,003.80	58,479.52	-
11-0200-60460	REPAIRS AND MAINTENANCE SERVICES	505.00	1,098.00	-
11-0200-60490	EMPLOYEE EVENTS	6,824.00	7,855.25	-
11-0200-60491	COMMUNITY EVENTS	3,770.00	5,332.25	-
11-0200-60530	TELEPHONE	15,000.00	12,086.00	-
11-0200-60535	PRINTING	14,432.74	8,000.00	-
11-0200-60540	TRAINING	750.00	800.00	3,585.00
11-0200-60560	TRAVEL AND CONFERENCE	10,590.00	7,254.74	12,331.00
11-0200-60591	TRANSFER OUT EXEC	5,743,900.00	-	-
11-0200-60600	UNIFORMS	-	-	450.00
	Total Executive Expense	7,946,516.22	2,512,580.20	1,189,162.24
Legal				
11-0300-40010	REGULAR SALARIES	70,260.29	65,433.60	87,730.40
11-0300-40020	PART-TIME SALARIES	-	12,230.00	12,231.00
11-0300-40050	APPOINTED & ELECTED OFFICIALS	-	18,200.00	-
11-0300-40100	SOCIAL SECURITY	6,767.21	7,458.00	8,103.68
11-0300-40110	INSURANCE	11,927.60	14,747.18	11,251.08
11-0300-40120	PENSION CONTRIBUTION	7,987.05	7,377.00	9,739.50
11-0300-50210	OFFICE SUPPLIES	500.00	56.90	300.00
11-0300-60340	MEMBERSHIP	150.00	75.00	150.00
11-0300-60360	MISC. OTHER SERVICES & CHARGES	480.00	520.00	480.00
11-0300-60400	PROFESSIONAL SERVICES	36,200.00	8,300.00	44,900.00
11-0300-60450	RENTALS	600.00	550.00	-
11-0300-60535	PRINTING	650.00	220.21	1,373.00
11-0300-60540	TRAINING	150.00	-	150.00
11-0300-60560	TRAVEL AND CONFERENCE	1,350.00	1,700.00	1,500.00
	Total Legal Expense	137,022.15	136,867.89	177,908.66
Police				
11-0400-40010	REGULAR SALARIES	3,429,941.56	3,351,300.01	3,518,206.62
11-0400-40040	HOLIDAY PAY	141,903.75	132,800.00	145,658.26
11-0400-40060	OVERTIME	61,188.35	88,000.00	16,000.00
11-0400-40100	SOCIAL SECURITY	51,246.89	54,000.01	51,618.15

11-0400-40110	INSURANCE	628,345.52	766,210.45	734,994.39
11-0400-40120	PENSION CONTRIBUTION	6,709.61	6,709.61	7,830.30
11-0400-50010	CLEANING-HOUSEKEEPING SUPPLIES	500.00	250.00	500.00
11-0400-50050	GASOLINE, OIL, ETC.	50,000.00	50,000.00	-
11-0400-50060	GENERAL SUPPLIES	20,903.00	19,815.00	21,320.00
11-0400-50063	PUBLIC RELATIONS	1,750.00	1,750.00	-
11-0400-50330	REPAIR & MAINTENANCE SUPPLIES	200.00	200.00	200.00
11-0400-50370	SMALL TOOLS & MINOR EQUIPMENT	250.00	250.00	255.00
11-0400-60010	ADVERTISING	100.00	190.00	-
11-0400-60040	BOOKS AND PERIODICALS	120.00	120.00	120.00
11-0400-60060	CAR WASHING	1,680.00	1,680.00	1,800.00
11-0400-60080	CARE AND SUBSISTANCE	300.00	215.00	300.00
11-0400-60115	ECDC DISPATCHING	232,570.14	236,247.43	251,651.02
11-0400-60270	INVESTIGATIONS	1,000.00	400.00	1,000.00
11-0400-60330	MEDICAL EXPENSES	1,400.00	3,200.00	200.00
11-0400-60340	MEMBERSHIP	8,015.00	7,100.00	8,111.40
11-0400-60360	MISC. OTHER SERVICES & CHARGES	100.00	20.00	-
11-0400-60395	PRISONERS CHARGES	33,286.00	37,000.00	37,738.00
11-0400-60400	PROFESSIONAL SERVICES	38,748.76	41,920.00	5,610.00
11-0400-60440	REJIS CHARGES	56,738.64	55,000.00	-
11-0400-60450	RENTALS	4,955.00	4,955.00	-
11-0400-60460	REPAIRS AND MAINTENANCE SERVICES	1,663.00	1,430.00	3,455.00
11-0400-60491	COMMUNITY EVENTS	7,000.00	6,370.00	-
11-0400-60520	TAXES AND LICENSES	90.00	185.00	91.80
11-0400-60530	TELEPHONE	6,178.00	6,115.00	-
11-0400-60540	TRAINING	31,941.00	26,871.00	29,941.00
11-0400-60560	TRAVEL AND CONFERENCE	10,750.00	12,560.00	8,990.00
11-0400-60600	UNIFORMS	21,450.00	22,500.00	32,363.00
11-0400-60621	VEHICLE REPAIRS	25,000.00	5,000.00	7,000.00
11-0400-69999	Transfer of expenses to Prop P Fund	(4,876,024.22)	(4,940,363.51)	(4,884,953.94)
	Total Police Expense	4,876,024.22	4,940,363.51	4,884,953.94
Fire				
11-0500-40010	REGULAR SALARIES	2,232,828.54	2,221,241.92	2,346,367.59
11-0500-40040	HOLIDAY PAY	90,715.19	99,022.19	98,610.12
11-0500-40060	OVERTIME	186,466.99	338,860.13	60,000.00
11-0500-40100	SOCIAL SECURITY	51,247.01	40,647.05	35,221.01
11-0500-40110	INSURANCE	448,435.47	409,929.25	516,193.01
11-0500-50010	CLEANING-HOUSEKEEPING SUPPLIES	1,500.00	770.00	-
11-0500-50020	COMPUTER SUPPLIES	300.00	-	-
11-0500-50050	GASOLINE, OIL, ETC.	13,000.00	14,000.00	300.00
11-0500-50060	GENERAL SUPPLIES	1,500.00	1,500.00	1,150.00
11-0500-50063	PUBLIC RELATIONS	3,000.00	1,500.00	-
11-0500-50120	MEDICAL SUPPLIES	9,000.00	9,000.00	15,400.00
11-0500-50330	REPAIR & MAINTENANCE SUPPLIES	3,500.00	3,000.00	1,555.00
11-0500-50370	SMALL TOOLS & MINOR EQUIPMENT	5,000.00	2,697.30	2,500.00
11-0500-60080	CARE AND SUBSISTANCE	250.00	-	250.00
11-0500-60115	ECDC	82,757.18	83,982.93	87,888.67
11-0500-60311	ELECTRIC	26,500.00	33,000.00	-
11-0500-60312	GAS	2,700.00	2,600.00	-
11-0500-60313	WATER	2,500.00	4,500.00	-
11-0500-60314	SEWER	2,000.00	2,300.00	-
11-0500-60330	MEDICAL EXPENSES	16,000.00	10,265.62	12,262.00
11-0500-60340	MEMBERSHIP	1,850.00	8,450.62	2,755.00
11-0500-60390	POSTAGE	100.00	125.00	-
11-0500-60400	PROFESSIONAL SERVICES	25,000.00	24,453.21	20,000.00
11-0500-60440	REJIS CHARGES	1,000.00	100.00	-
11-0500-60450	Rentals	100.00	105.00	-
11-0500-60460	REPAIRS AND MAINTENANCE SERVICES	25,000.00	23,100.00	6,500.00
11-0500-60535	PRINTING	100.00	-	-
11-0500-60530	TELEPHONE	7,000.00	7,800.00	-
11-0500-60540	TRAINING	49,648.75	59,463.75	61,000.00
11-0500-60560	TRAVEL AND CONFERENCE	2,000.00	-	2,800.00
11-0500-60600	UNIFORMS	8,400.00	7,039.94	6,806.00
11-0500-60621	VEHICLE REPAIRS	20,000.00	15,000.00	14,630.00

11-0500-69999	Transfer of expense to Fire Sales Tax Fund	(3,319,399.13)	(3,424,453.91)	(3,292,188.40)
	Total Fire Expense	3,319,399.13	3,424,453.91	3,292,188.40
Public Works				
11-0600-40010	REGULAR SALARIES	685,398.16	667,900.00	678,518.63
11-0600-40020	PART TIME SALARIES	6,067.28	-	-
11-0600-40060	OVERTIME	17,246.14	30,008.52	7,200.00
11-0600-40100	SOCIAL SECURITY	53,667.60	53,967.60	45,202.52
11-0600-40110	INSURANCE	155,851.54	228,561.90	206,989.07
11-0600-40120	PENSION CONTRIBUTION	83,052.60	74,800.01	78,597.90
11-0600-50010	CLEANING-HOUSEKEEPING SUPPLIES	8,000.00	9,100.00	-
11-0600-50050	GASOLINE, OIL, ETC.	25,000.00	15,500.00	-
11-0600-50330	REPAIR & MAINTENANCE SUPPLIES	15,000.00	10,000.00	-
11-0600-50370	SMALL TOOLS & MINOR EQUIPMENT	5,000.00	1,387.07	12,250.00
11-0600-50400	ST. MAINT. & REPAIR MATERIALS	600.00	-	-
11-0600-50401	SALT	37,000.00	35,775.00	38,480.00
11-0600-50402	TRAFFIC PAINT	5,000.00	5,000.00	5,000.00
11-0600-50403	SIGNAGE MATERIALS	6,000.00	5,000.00	6,000.00
11-0600-50404	CONCRETE MATERIALS	3,000.00	3,100.00	3,060.00
11-0600-50405	ASPHALT MATERIALS	3,500.00	3,000.00	3,570.00
11-0600-60010	ADVERTISING	1,200.00	1,300.00	-
11-0600-60040	BOOKS AND PERIODICALS	150.00	150.00	153.00
11-0600-60060	CAR WASHING	100.00	-	-
11-0600-60080	CARE AND SUBSTANCE	900.00	572.00	918.00
11-0600-60280	INSURANCE DEDUCTIBLE	15,000.00	-	-
11-0600-60311	ELECTRIC	4,900.00	7,500.00	-
11-0600-60312	GAS	6,500.00	6,000.00	-
11-0600-60313	WATER	3,000.00	4,500.00	-
11-0600-60314	SEWER	3,300.00	2,800.00	-
11-0600-60330	MEDICAL EXPENSES	300.00	900.00	1,750.00
11-0600-60340	MEMBERSHIP	2,450.00	954.00	1,360.00
11-0600-60361	NUISANCE ABATEMENT	10,000.00	1,000.00	6,500.00
11-0600-60400	PROFESSIONAL SERVICES	55,000.00	60,000.00	36,000.00
11-0600-60450	RENTALS	500.00	605.00	-
11-0600-60460	REPAIRS AND MAINTENANCE SERVICES	25,000.00	34,000.00	-
11-0600-60480	STREET LIGHTS	135,000.00	133,500.00	-
11-0600-60520	TAXES AND LICENSES	200.00	360.00	-
11-0600-60530	TELEPHONE	12,000.00	7,500.00	-
11-0600-60535	PRINTING	300.00	300.00	-
11-0600-60540	TRAINING	5,450.00	2,950.00	5,657.08
11-0600-60560	TRAVEL AND CONFERENCE	10,100.00	8,834.00	9,605.31
11-0600-60600	UNIFORMS	9,600.00	9,600.00	13,700.00
11-0600-60621	VEHICLE REPAIRS	13,200.00	20,000.00	28,000.00
	Total Public Works Expense	1,423,533.32	1,446,425.10	1,188,511.51
City-wide				
11-0800-40600	Legal Counsel	-	-	176,500.00
11-0800-50020	COMPUTER SUPPLIES	-	-	200.00
11-0800-50050	GASOLINE, OIL, ETC.	-	-	88,755.00
11-0800-50060	GENERAL SUPPLIES	-	-	4,360.00
11-0800-50063	PUBLIC RELATIONS	-	-	15,861.00
11-0800-50210	OFFICE SUPPLIES	-	-	11,500.00
11-0800-60010	ADVERTISING	-	-	3,260.00
11-0800-60260	INSURANCE AND BONDS	-	-	900,000.00
11-0800-60280	INSURANCE DEDUCTIBLE	-	-	15,000.00
11-0800-60330	Medical Expense	-	-	2,825.00
11-0800-60350	MEMORIALS AND AWARDS	-	-	150.00
11-0800-60370	EMERGENCY SOCIAL SERVICES	-	-	6,500.00
11-0800-60390	POSTAGE	-	-	20,550.00
11-0800-60400	PROFESSIONAL SERVICES	-	-	91,266.60
11-0800-60450	RENTALS	-	-	60,117.96
11-0800-60480	STREET LIGHTS	-	-	130,000.00
11-0800-60490	EMPLOYEE EVENTS	-	-	6,274.00
11-0800-60491	COMMUNITY EVENTS	-	-	15,210.00
11-0800-60520	TAXES AND LICENSES	-	-	1,523.54
11-0800-60530	TELEPHONE	-	-	14,832.00

11-0800-60535	PRINTING	-	-	20,360.00	
11-0000-60592	Transfer From	-	805,606.00	236,771.68	
11-0000-60599	TRSNFR TO OTHER FUNDS	-	5,960,617.42	5,763,842.34	
	Total City-wide Expense	-	6,766,223.42	7,585,659.12	
Facilities					
11-0900-50010	CLEANING-HOUSEKEEPING SUPPLIES	-	-	9,450.00	
11-0900-50330	REPAIR & MAINTENANCE SUPPLIES	-	-	15,000.00	
11-0900-60311	ELECTRIC	-	-	58,000.00	
11-0900-60312	GAS	-	-	13,400.00	
11-0900-60313	WATER	-	-	9,700.00	
11-0900-60314	SEWER	-	-	7,300.00	
11-0900-60400	PROFESSIONAL SERVICES	-	-	-	
11-0900-60460	REPAIRS AND MAINTENANCE SERVICES	-	-	88,934.00	
11-0900-60530	Telephone	-	-	8,695.68	
	Total Facilities Expense	-	-	210,479.68	
	Total General Expense	9,566,306.19	10,920,948.26	10,477,313.71	
	Total General Fund	63,460.59	(947,525.56)	29,958.67	
				11,109,736	11,139,695
				Ending Fund Balance	Ending Fund Balance

Special Business District

Revenue					
Special Business District					
15-0000-30010	REAL PROPERTY TAXES-SPEC. BUS.	55,000.00	59,800.00	59,800.00	
15-0000-30303	BUSINESS LICENSE FEE-SPEC.BUS.	34,500.00	70,500.00	65,213.00	
15-0000-30910	INTEREST EARNED-CHECKING	125.00	6,750.00	7,700.00	
15-0000-30945	OTHER REVENUES	6,247.00	21,275.00	20,200.00	
	Total SBD Revenue	95,872.00	158,325.00	152,213.00	
				367,950	416,397
				Starting Fund Balance	Starting Fund Balance
Expense					
15-1300-70071	SIGNAGE GRANT PROGRAM	20,000.00	4,000.00	16,000.00	
15-3100-50180	NURSERY SUPPLIES	5,000.00	3,965.00	2,500.00	
15-3100-50330	REPAIR & MAINTENANCE SUPPLIES	500.00	180.40	500.00	
15-3100-60010	ADVERTISING	32,300.00	28,000.00	32,652.00	
15-3100-60340	Membership	1,647.00	1,833.00	1,754.03	
15-3100-60360	MISC. OTHER SERVICES & CHARGES	1.00	-	-	
15-3100-60400	PROFESSIONAL SERVICES	28,250.00	24,700.00	22,166.00	
15-3100-60460	REPAIRS AND MAINTENANCE SERVICES	500.00	-	500.00	
15-3100-60491	COMMUNITY EVENTS	26,200.00	38,200.00	79,973.00	
15-3100-60535	PRINTING	5,000.00	3,000.00	5,000.00	
15-3100-70010	CAPITAL OUTLAY	40,000.00	-	161,000.00	
15-3100-70260	GRANT PROGRAMS	13,200.00	6,000.00	13,200.00	
	Total SBD Expense	172,598.00	109,878.40	335,245.03	
	Total SBD Fund	(76,726.00)	48,446.60	(183,032.03)	
				416,397	233,365
				Ending Fund Balance	Ending Fund Balance

Public Safety Pension Tax

Revenue					
Revenue					
16-0000-30010	REAL PROPERTY TAX	1,300,000.00	850,000.00	850,000.00	
16-0000-30915	Interest and Dividends	-	16,400.00	18,000.00	
16-0000-30960	EMPLOYEE CONTRIBUTIONS	104,365.06	249,252.00	259,380.00	
16-0000-60592	Transfer	-	705,606.00	347,115.00	
	Total Pension Revenue	1,404,365.06	1,821,258.00	1,474,495.00	
				(167,860)	(130,410)
				Starting Fund Balance	Starting Fund Balance
Expense					
16-0000-70000	Payments to LAGERS	725,721.87	1,783,808.00	1,321,957.43	
	Total Pension Expense	725,721.87	1,783,808.00	1,321,957.43	
	Total Pension Fund	678,643.19	37,450.00	152,537.57	
				(130,410)	22,128
				Ending Fund Balance	Ending Fund Balance

Haley Rd TIF Tax

Revenue

23-0000-30101
23-0000-30915

Hanley Rd TIF

Revenue

SALES TAX
INTEREST EARNED

- 1,550,100.00
- 2,030.00

Total Hanley Rd TIF Revenue

- 1,552,130.00

Expense

23-0000-60590
23-0000-82200

TRUSTEE PAYMENTS
FEES & FISCAL CHARGES

1,436,348.00 -
- 2,484,667.00

Total Hanley Rd TIF Expense

1,436,348.00 2,484,667.00

Total Hanley Rd TIF Fund

(1,436,348.00) (932,537.00)

Starting Fund Balance

932,537

Ending Fund Balance

-

Starting Fund Balance

-

Ending Fund Balance

-

Capital Improvement Tax

Revenue

24-0000-30101
24-0000-30437
24-0000-30915
24-0000-30920
24-0000-30945

SALES TAX
GRANTS
INTEREST-CHECKING
INTEREST EARNED
OTHER REVENUES

1,600,000.00
5,903,020.80
200.00
-
45,000.00

1,685,000.00
459,040.00
268.00
-
1,000.00

1,685,000.00
1,202,904.00
270.00
30,000.00
1,283,064.53

Total Capital Revenue

7,548,220.80 2,145,308.00

Expense

24-0000-60400
24-0000-60440
24-0000-70000
24-0000-70001
24-0000-70002
24-0000-70003
24-0000-70120
24-0000-70150
24-0000-70169
24-0000-70270
24-0000-70323
24-0000-70324
24-0000-71070
24-0029-60591

Professional Services
IT SUPPORT SERVICES
CAPITAL OUTLAY-EXECUTIVE DEPT.
CAPITAL OUTLAY-PUBLIC WORKS
CAPITAL OUTLAY-POLICE
CAPITAL OUTLAY-FIRE
ENGINEERING & TESTING SERVICES
CITY HALL IMPROVEMENTS
Greenwood STP Project
COMPUTERS & EQUIP.
Laclede Station STP
West Bruno STP
Greenwood Railroad Crossing
Transfer Out Sewer Lateral

-
228,408.82
90,000.00
285,813.00
210,815.00
765,997.00
9,500.00
5,000.00
3,693,763.00
107,550.00
250,000.00
150,000.00
650,000.00
(100,000.00)

-
294,359.55
-
208,896.55
198,253.05
845,032.76
1,000.00
94,467.00
554,400.00
104,003.00
19,400.00
-
8,300.00
100,000.00

51,000.00
648,350.53
205,000.00
388,759.78
220,450.00
232,277.00
2,500.00
15,000.00
1,287,205.60
27,000.00
146,000.00
60,000.00
75,000.00
25,000.00

Total Capital Expense

6,346,846.82 2,428,112.31

Total Capital Fund

1,201,373.98 (282,804.31)

Starting Fund Balance

826,298

Ending Fund Balance

543,494

4,201,238.53

3,383,542.91

817,695.62

Starting Fund Balance

543,494

Ending Fund Balance

1,361,189

Parks

Revenue

28-0000-30101
28-0000-30433
28-0000-30915
28-0000-30920

SALES TAX
GRANT
INTEREST-CHECKING
INTEREST EARNED

1,600,000.00
1,045,050.00
1,000.00
-

1,800,000.00
-
1,400.00
17,000.00

1,800,000.00
200,000.00
1,400.00
30,000.00

Total Parks Revenue

2,646,050.00 1,818,400.00

Expense

28-0200-40010
28-0200-40020
28-0200-40060
28-0200-40100
28-0200-40110
28-0200-40120
28-0200-50010
28-0200-50050

REGULAR SALARIES
PART-TIME SALARIES
OVERTIME
SOCIAL SECURITY
INSURANCE
PENSION CONTRIBUTION
CLEANING SUPPLIES
GASOLINE, OIL, ETC.

462,170.29
9,485.73
8,441.42
36,727.45
108,615.70
48,991.50
8,500.00
1,500.00

385,016.24
-
25,000.00
41,751.85
82,073.99
48,792.00
5,000.00
10,500.00

461,682.97
-
8,651.34
33,345.02
127,788.67
54,409.20
9,000.00
-

Starting Fund Balance

1,587,438

Starting Fund Balance

1,515,095

Starting Fund Balance

1,515,095

28-0200-50060	GENERAL SUPPLIES	3,000.00	-	3,700.00
28-0200-50150	MOSQUITO CONTROL	4,477.88	4,587.00	4,700.00
28-0200-50180	NURSERY SUPPLIES	12,721.25	12,800.00	12,946.42
28-0200-50330	REPAIR/MAINTENANCE SUPPLIES	11,194.70	8,500.00	11,392.85
28-0200-60010	ADVERTISING	200.00	100.00	203.54
28-0200-60080	CARE/SUBSISTENCE	250.00	-	-
28-0200-60311	ELECTRIC	25,000.00	15,000.00	17,500.00
28-0200-60312	GAS	1,000.00	950.00	1,017.70
28-0200-60313	WATER	67,000.00	89,000.00	90,000.00
28-0200-60314	SEWER	25,442.50	33,000.00	35,000.00
28-0200-60360	MISC. OTHER	2,200.00	2,200.00	-
28-0200-60362	Finance Charge/Late Fees	100.00	-	-
28-0200-60400	PROFESSIONAL SERVICES	20,354.00	17,000.00	23,700.00
28-0200-60415	QUAD CITIES EXPENSES	310,000.00	310,000.00	310,000.00
28-0200-60460	REPAIRS/MAINTENANCE SERVICES	50,885.00	15,000.00	17,500.00
28-0200-60491	COMMUNITY EVENTS	2,500.00	2,500.00	2,600.00
28-0200-60560	TRAVEL/CONFERENCE	-	-	3,000.00
28-0200-60592	TRANSFER DUE/TO	-	-	55,171.66
28-0200-60600	UNIFORMS	6,400.00	7,200.00	-
28-0200-60610	GRASS CUTTING	86,520.00	89,000.00	95,000.00
28-0200-60621	Vehicle Repairs	6,800.00	9,700.00	-
28-0200-60640	WEED/TREE TRIMMING	56,000.00	60,000.00	65,000.00
28-0200-70010	CAPITAL OUTLAY	610,000.00	79,910.52	587,193.00
	Total Parks & Rec Expense	1,986,477.42	1,354,581.60	2,030,502.37
Pool				
28-0300-50280	POOL CHEMICALS	63,860.00	63,860.00	65,500.00
28-0300-50330	REPAIR/MAINTENANCE SUPPLIES	10,300.00	10,300.00	10,600.00
28-0300-60311	ELECTRIC	41,200.00	50,000.00	53,000.00
28-0300-60312	GAS	2,100.00	2,500.00	2,600.00
28-0300-60313	WATER	70,000.00	125,500.00	95,000.00
28-0300-60314	SEWER	60,000.00	95,000.00	95,000.00
28-0300-60460	REPAIRS/MAINTENANCE SERVICES	10,300.00	10,300.00	12,000.00
28-0300-70010	CAPITAL OUTLAY	41,000.00	26,645.84	113,000.00
	Total Pool Expense	298,760.00	384,105.84	446,700.00
Capital				
28-0400-70010	PARKS CAPITAL OUTLAY	225,844.00	145,555.26	424,606.78
28-0400-70043	TREE INVENTORY UPDATE	10,000.00	6,500.00	3,000.00
	Total Capital Expense	235,844.00	152,055.26	427,606.78
	Total Parks Expense	2,521,081.42	1,890,742.70	2,904,809.15
	Total Parks Fund	124,968.58	(72,342.70)	641,686

Ending Fund Balance

1,515,095

2,904,809.15

(873,409.15)

Ending Fund Balance

641,686

Sewer Lateral

Revenue				
29-0000-30309	SEWER LATERAL FEES	117,035.50	114,000.00	114,000.00
29-0000-30910	INTEREST EARNED	-	2,800.00	2,800.00
29-0000-30945	OTHER REVENUES	77,676.00	32,269.00	77,676.00
	Total SL Revenue	194,711.50	149,069.00	194,476.00
Expense				
29-0000-50330	REPAIR/MAINTENANCE SUPPLIES	59,392.00	43,600.00	60,443.24
29-0000-60460	REPAIRS AND MAINTENANCE SERVICES	121,600.00	89,224.00	123,752.32
29-0000-60597	TRNSFR FROM OTHER FUNDS	100,000.00	(100,000.00)	(25,000.00)
	Total SL Expense	280,992.00	32,824.00	159,195.56
	Total SL Fund	(86,280.50)	116,245.00	35,280.44

Starting Fund Balance

(182,132)

194,476.00

Starting Fund Balance

(65,887)

Ending Fund Balance

(65,887)

159,195.56

35,280.44

Ending Fund Balance

(30,607)

Asset Forfeiture

Revenue				
31-0000-30915	INTEREST-CHECKING	30.00	26.00	26.00
				Starting Fund Balance

Starting Fund Balance

26.00

Starting Fund Balance

	Total Asset For. Revenue	30.00	26.00	50,148	26.00	47,674
Expense						
31-0000-70010	ASSET SHARING	6,620.00	2,500.00		-	
	Total Asset For. Expense	6,620.00	2,500.00	Ending Fund Balance	-	Ending Fund Balance
	Total Asset For. Fund	(6,590.00)	(2,474.00)	47,674	26.00	47,700

Fire Sales Tax

Revenue						
32-0000-30101	SALES TAX	1,500,000.00	1,800,000.00		1,800,000.00	
32-0000-30915	INTEREST EARNED	41,000.00	41,300.00		41,300.00	
32-0000-30920	INTEREST EARNED OTHER	26,000.00	6,500.00		12,000.00	
32-0000-60592	TRANSFER IN	1,588,000.00	1,576,653.91	Starting Fund Balance	1,438,888.40	Starting Fund Balance
	Total Fire Sales Tax Revenue	3,155,000.00	3,424,453.91	20,009	3,292,188.40	20,009
Expense						
32-0000-60591	Transfer Out	3,319,399.11	-		-	
32-0000-69999	Transfer expenses from GF	-	3,424,453.91	Ending Fund Balance	3,292,188.40	Ending Fund Balance
	Total Fire Sales Tax Expense	3,319,399.11	3,424,453.91	20,009	3,292,188.40	20,009
	Total Fire Sales Tax Fund	(164,399.11)	-	20,009	-	20,009

Solid Waste

Revenue						
33-0000-30010	REAL PROPERTY TAX	-	465,000.00		465,000.00	
33-0000-30020	PERSONAL PROPERTY TAX	498,000.00	207,000.00		207,000.00	
33-0000-30030	RAILROAD AND UTILITY TAX	16,500.00	16,800.00		16,800.00	
33-0000-30050	MERCHANTS AD VALOREM SURTAX	44,000.00	110,800.00		110,800.00	
33-0000-30513	SALE OF TRASH BAGS	4,700.00	4,000.00		750.00	
33-0000-30514	SALE OF TRASH TAGS	15,655.00	26,500.00		27,500.00	
33-0000-30516	Marietta Waste Co-op.	14,140.00	20,800.00		25,000.00	
33-0000-30915	INTEREST EARNED	250.00	16,200.00		18,500.00	
33-0000-30945	Miscellaneous Income	-	3,200.00	Starting Fund Balance	-	Starting Fund Balance
	Total Solid Waste Revenue	593,245.00	870,300.00	859,039	871,350.00	1,026,664
Expense						
33-0000-50500	TRASH BAGS & TAGS	22,000.00	14,500.00		13,400.00	
33-0000-60360	MISC.	-	4,775.00		15,719.74	
33-0000-60410	RECYCLING SERVICES	25,000.00	21,500.00		20,930.00	
33-0000-60430	REFUSE COLLECTION	661,900.00	661,900.00		681,757.00	
	Total SW Expense	708,900.00	702,675.00	Ending Fund Balance	731,806.74	Ending Fund Balance
	Total SW Fund	(115,655.00)	167,625.00	1,026,664	139,543.26	1,166,207

Deer Creek TIF

Revenue						
38-0000-30010	Deer Creek Development R.E. Ta	900.00	230,938.00		230,938.00	
38-0000-30101	Deer Ck Dev. Sales Taxes	690,000.00	688,000.00		688,000.00	
38-0000-30102	Deer Ck Dev C.I.D.	375,000.00	375,000.00		375,000.00	
38-0000-30925	INTEREST INCOME	20,000.00	20,000.00	Starting Fund Balance	20,354.00	Starting Fund Balance
	Total Deer Creek Revenue	1,085,900.00	1,313,938.00	2,264,453	1,314,292.00	2,264,453
Expense						
38-0000-60590	Trustee Payments	1,085,900.00	1,313,938.00	Ending Fund Balance	1,314,292.00	Ending Fund Balance
	Total Deer Creek Expense	1,085,900.00	1,313,938.00	2,264,453	1,314,292.00	2,264,453
	Total Deer Creek Fund	-	-	2,264,453	-	2,264,453

Firehouse Bond

Revenue							
39-0000-30010	Real Estate Taxes	-	850,000.00		850,000.00		
39-0000-30020	Personal Property Tax	540,000.00	180,000.00		180,000.00		
39-0000-30030	RAILROAD AND UTILITY TAX	-	45,430.00		45,430.00		
39-0000-30050	Merchant Ad Valorem Surcharge	20,000.00	148,905.00		148,905.00		
	Total Firehouse Bond Revenue	560,000.00	1,224,335.00				
Expense							
39-0000-82000	Principal Payment	335,000.00	335,000.00		345,000.00		
39-0000-82100	Interest Payment	340,200.00	675,200.00		331,825.00		
	Total Firehouse Bond Expense	675,200.00	1,010,200.00				
	Total Firehouse Bond Fund	(115,200.00)	214,135.00				
				Starting Fund Balance	1,013,170	1,224,335.00	Starting Fund Balance
							1,227,305
				Ending Fund Balance	1,227,305	676,825.00	Ending Fund Balance
							1,774,815

Prop P

Revenue							
40-0000-30101	SALES TAX	530,000.00	550,000.00		550,000.00		
40-0000-30920	INTEREST EARNED OTHER	30,000.00	6,400.00		10,000.00		
40-0000-60592	TRANSFER IN	4,155,900.00	4,383,963.51		4,324,953.94		
	Total Prop P Revenue	4,715,900.00	4,940,363.51				
				Starting Fund Balance	16,446	4,884,953.94	Starting Fund Balance
							16,446
Expense							
40-0000-69999	Transfer expenses from GF	4,876,024.22	4,940,363.51		4,884,953.94		
	Total Prop P Expense	4,876,024.22	4,940,363.51				
	Total Prop P Fund	(160,124.22)	-				
				Ending Fund Balance	16,446	4,884,953.94	Ending Fund Balance
							16,446

Prop S

Expense							
43-0000-70010	Capital Outlay	807,000.00	663,716.62		1,606,202.71		
43-0000-82200	Fees/Cost of Issuance	-	318.00		-		
	Total Prop S Expense	807,000.00	664,034.62				
	Total Prop S Fund	(807,000.00)	(664,034.62)				
				Starting Fund Balance	2,399,692	1,606,202.71	Starting Fund Balance
							1,735,657
				Ending Fund Balance	1,735,657	(1,606,202.71)	Ending Fund Balance
							129,455
		31,629,061.14	29,391,329.12			30,148,240.25	
		32,528,937.63	31,709,145.71			31,088,332.58	

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: June 1, 2026
Re: **Request for a Change in Managing Partner for the Liquor Licenses for Sam's Club at 2100 Maplewood Commons Drive**

Sam's Club, located at 2100 Maplewood Commons Drive, currently holds a Intoxicating, Sunday Intoxicating and Original Package Tasting Liquor Licenses. Sam's Club is requesting a change in their managing partner from James Emanuel Jr. to Peter Bay. The liquor license types 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: 5/06/2026

1. NAME OF ESTABLISHMENT: Sam's Club Store No. 6474
2. ADDRESS OF ESTABLISHMENT: 2100 Maplewood Commons Drive
Maplewood MO 63143 314-644-7791
(CITY) (STATE) (ZIP) (PHONE)

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

4. NAME OF OWNER OR MANAGING OFFICER: Peter W. Bay

5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

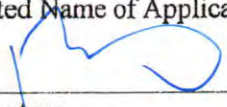
<u>Indicate Type of License Applied For:</u>	<u>Fee</u>
A. <u>STORAGE OF NON-INTOXICATING BEER</u> _____ For beer depot or store room, handling, selling or storing non-intoxicating beer.	\$75.00
B. <u>FULL LIQUOR LICENSE</u> _____ To sell intoxicating liquor in excess of 5% by weight, by the drink at retail for consumption on the premises where sold.	\$450.00
C. <u>PACKAGED INTOXICATING LIQUOR</u> <u>X</u> _____ To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold.	\$150.00
D. <u>SUNDAY PACKAGE LIQUOR LICENSE</u> <u>X</u> _____ 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. <u>MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT</u> _____ 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
X _____ 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.

Peter W. Bay, Managing Officer

 Printed Name of Applicant



 Signature

5.6.26

 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: N/A

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: N/A

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: N/A

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? Yes.

If so, give details: See Attached Response.

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? N/A

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? N/A

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: N/A

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
N/A

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: N/A

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 N/A

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: N/A

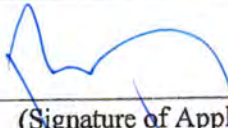
15. State the name and address of any distiller, wholesaler, winemaker, brewer, or any other employee, officer or agent thereof who has or will have any financial interest, directly or indirectly, in the business for which you seek a license N/A

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: N/A

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 N/A

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? Over 1,000 Feet

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

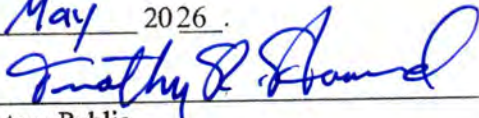


 (Signature of Applicant)
 Peter W. Bay, Managing Officer

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

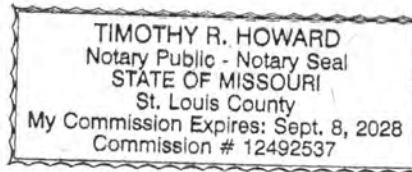
Peter W. Bay of lawful age, being first duly sworn upon Oath, deposes and says that he has/have read this application and understands same and knows the contents thereof and the answers and statements contained therein and the same are true.

Subscribed and sworn to before me this 6th day of May 2026.



 Notary Public

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



Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: June 1, 2026
Re: **Request for a Change in Managing Partner for the Liquor Licenses for Walmart at 1900 Maplewood Commons Drive**

Walmart, located at 1900 Maplewood Commons Drive, currently holds Intoxicating and Sunday Intoxicating Liquor Licenses. Walmart is requesting a change in their managing partner from James Emanuel Jr. to Peter Bay. Additionally, they would like to add an Original Package Tasting liquor license, as well.

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: 5/06/2026

1. NAME OF ESTABLISHMENT: Walmart Store No. 5150
2. ADDRESS OF ESTABLISHMENT: 1900 Maplewood Commons Drive
Maplewood MO 63143 314-781-2165
(CITY) (STATE) (ZIP) (PHONE)
3. Is ownership a corporation or partnership? If so, list names and addresses of individuals and their title(s):
See Attached List.
-
4. NAME OF OWNER OR MANAGING OFFICER: Peter W. Bay
5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

<u>Indicate Type of License Applied For:</u>	<u>Fee</u>
A. <u>STORAGE OF NON-INTOXICATING BEER</u> <input type="checkbox"/> For beer depot or store room, handling, selling or storing non-intoxicating beer.	\$75.00
B. <u>FULL LIQUOR LICENSE</u> <input type="checkbox"/> 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. <u>PACKAGED INTOXICATING LIQUOR</u> <input checked="" type="checkbox"/> To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold.	\$150.00
D. <u>SUNDAY PACKAGE LIQUOR LICENSE</u> <input checked="" type="checkbox"/> 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. <u>MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT</u> <input type="checkbox"/> 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
X _____ 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.

Peter W. Bay, Managing Officer

 Printed Name of Applicant

 Signature

 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: N/A

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: N/A

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: N/A

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? Yes.

If so, give details: See Attached Response.

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? N/A

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? N/A

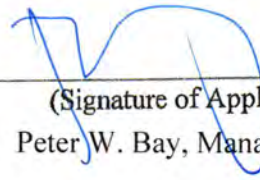
8. Have you or any member of your household or immediate family ever had any license issued by the Supervisor of Liquor Control for the State of Missouri or by the licensing authority of any other state or city, suspended or revoked? No.

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: N/A

- 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
N/A
- _____
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: N/A
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 N/A
- _____
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: N/A
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 N/A
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: N/A
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 N/A
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? Over 1,000 Feet

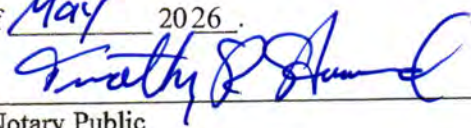
19. Has any bonding company ever canceled any bond signed by it for you in connection with any license issued to you by the Supervisor of Liquor Control? No.
-
20. Has any bonding company ever refused to sign any such bond for you?
N/A
-
21. Is this application being made by you as a subterfuge to permit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


 (Signature of Applicant)
 Peter W. Bay, Managing Officer

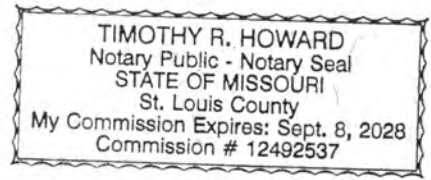
STATE OF MISSOURI)
) SS
 COUNTY OF ST. LOUIS)

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

Subscribed and sworn to before me this 6th day of May 2026.


 Notary Public

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



Memorandum

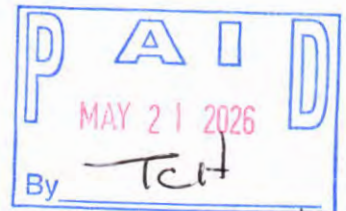


To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: June 1, 2026
Re: **Request for a Change in Managing Partner for the Liquor Licenses for Schlafly Bottleworks at 7260 Southwest Avenue**

Schlafly Bottleworks, located at 7260 Southwest Avenue, currently holds Full and Sunday by the Drink Liquor Licenses. Schlafly Bottleworks is requesting a change in their managing partner from Fran Caradonna to David Schlafly. The liquor license types 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: 5-11-26 ^{ECK #1901}

1. NAME OF ESTABLISHMENT: Schlafly Bottleworks
2. ADDRESS OF ESTABLISHMENT: 7260 Southwest Ave
Maplewood MO 63143
(CITY) (STATE) (ZIP) (PHONE)

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

4. NAME OF OWNER OR MANAGING OFFICER: David Schlafly

5. Type of license requested - separate license shall be obtained for each of the following classes of sales: (Please check each classification that applies)

<u>Indicate Type of License Applied For:</u>	<u>Fee</u>
A. <u>STORAGE OF NON-INTOXICATING BEER</u> ____ For beer depot or store room, handling, selling or storing non-intoxicating beer.	\$75.00
B. <u>FULL LIQUOR LICENSE</u> <input checked="" type="checkbox"/> 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. <u>PACKAGED INTOXICATING LIQUOR</u> ____ To sell intoxicating liquor in the original package at retail only, and not for consumption on the premises where sold.	\$150.00
D. <u>SUNDAY PACKAGE LIQUOR LICENSE</u> ____ 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. <u>MALT LIQUOR BY THE DRINK - 5% OR WINES NOT IN EXCESS OF 14% ALCOHOL BY WEIGHT</u> ____ 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

SECTION III - GENERAL INFORMATION

1. Do you own, or rent, the premises for which you seek a license? yes
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:
OWNER
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?
ST LOUIS BREWERY OPERATES IN 17 STATES + FULLY LICENSED BY ATF.

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?
ST LOUIS BREWERY OPERATES IN 17 STATES + FULLY LICENSED BY ATF.

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 Control 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? Yes.

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 FORMER OWNER

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 TO ME

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? Yes.

If so, give details:

ST LOUIS BREWERY is stock owned

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

ST LOUIS BREWERY.

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:

ST LOUIS BREWERY

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?

N/A

19. Has any bonding company ever canceled any bond signed by it for you in connection with any license issued to you by the Supervisor of Liquor Control?
Not to the best of my knowledge.
20. Has any bonding company ever refused to sign any such bond for you?
Not to the best of my knowledge.
21. Is this application being made by you as a subterfuge to permit any person other than yourself to secure a license from the Supervisor of Liquor Control in your name for his benefit?
NO

[Handwritten Signature]
 (Signature of Applicant)

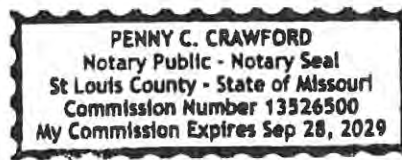
STATE OF MISSOURI)
) SS
 COUNTY OF ST. LOUIS)

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

Subscribed and sworn to before me this 17th day of May 2020

[Handwritten Signature: Penny C. Crawford]
 Notary Public

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



Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: June 5, 2026
Re: **Amendment to Legal Services Agreement**

This resolution authorizes the City Manager to execute the First Amendment to the Agreement for Legal Services with Lashly & Baer, modifying the fee structure for municipal prosecuting attorney services effective July 1, 2026.

The City entered into its current legal services agreement with Lashly & Baer on June 20, 2025. That agreement established a flat monthly retainer of \$2,200 for municipal prosecutor services covering prosecution of ordinance violations and two regular court dockets per month. Over the past year, the volume and complexity of prosecuting attorney needs has exceeded what the flat fee structure adequately compensates. Staff and Lashly & Baer have agreed that an hourly rate structure better reflects actual service delivery and ensures appropriate compensation for the firm's work on behalf of the city. Staff anticipates the change will cost an additional \$5,000 to \$7,000 per year and has updated the proposed FY27 budget accordingly.

The First Amendment replaces the monthly retainer with an hourly rate of \$225 per hour for all municipal prosecutor services. The scope of services covered, including preparing and prosecuting ordinance violations, reviewing and signing probable cause statements and warrant requests, recommending sentences, and attending regular and certified dockets, remains unchanged. All other terms of the original agreement remain in effect.

**First Amendment to the Agreement for Legal Services
City Attorney and Municipal Prosecutor**

This First Amendment to the Agreement for Legal Services (the “Amendment”), is dated this 1st day of July, 2026, by and between the City of Maplewood, Missouri (the “City”), and Lashly & Baer, P.C. (“Lashly & Baer”):

WHEREAS, the City and Lashly & Baer entered into an Agreement for Legal Services dated June 20, 2025 (the “Agreement”) pursuant to which Lashly & Baer would provide legal services to the City as both City Attorney and Municipal Prosecutor;

WHEREAS, the City and Lashly & Baer have determined that the flat fee rate for municipal prosecutor services does not appropriately compensate Lashly & Baer for the services provided as Municipal Prosecutor and therefore the City and Lashly & Baer desire to amend the Agreement to provide that legal services performed as Municipal Prosecutor be performed at a reduced rate of \$225 per hour instead of at the fixed fee of \$2,200 per month.

NOW, THEREFORE, for consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. Section 6(B) of the Agreement shall be amended to read as follows:
 - B. A rate of \$225.00 per hour for Municipal Prosecutor services, which shall include preparing and prosecuting municipal ordinance violations of the City of Maplewood Municipal Court, as submitted by the law enforcement/code enforcement officers, reviewing and signing probable cause statements, warrant requests, and bond requests, issuing additional charges, recommending amendments to charges, recommending sentences to the Court, being accessible to court personnel, as may be required, attending two regular dockets of the municipal court per month, and attending certified dockets in the Circuit Court of St. Louis County, as necessary.
2. All other provisions of the Agreement shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

LASHLY & BAER, P.C.

CITY OF MAPLEWOOD, MISSOURI

By: _____
James C. Hetlage, Vice President

By: _____
Amber Withycombe, City Manager

ATTEST:

City Clerk

**Agreement for Legal Service
City Attorney and Municipal Prosecutor**

This Agreement for Legal Services (the “Agreement”), dated this 20th day of June, 2025, by and between the City of Maplewood, Missouri (the “City”), and Lashly & Baer, P.C. (“Lashly & Baer”):

WHEREAS, Lashly & Baer and James C. Hetlage, as the designated primary attorney, will serve as the City Attorney for the City beginning July 1, 2025 (the “Effective Date”), pursuant to this Agreement for Legal Services;

WHEREAS, Lashly & Baer, Andrew R. Bramman and Lyndee R. Fritz, as the designated primary attorneys, will serve as the Municipal Prosecutor for the City beginning on the Effective Date, pursuant to this Agreement for Legal Services;

WHEREAS, it is the desire of the City and Lashly & Baer to commence the Agreement for Legal Services and for the City to engage Lashly & Baer and its attorneys to perform municipal legal services for the City, and to serve as the City Attorney and Municipal Prosecutor, and it is the desire and intent of Lashly & Baer to perform such legal services; and

WHEREAS, it is the desire of the City and Lashly & Baer to enter into a written Agreement for Legal Services to address the terms and conditions of the City’s retention of Lashly & Baer; and

NOW, THEREFORE, for consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Client. The City of Maplewood is the Client under this Agreement. The legal services described herein shall be performed for and on behalf of the City. Such legal representation may include, when expressly directed by the City, the representation of the City’s elected officials, employees, representatives, volunteers, agents, departments and other affiliated parties and entities, but only when such persons or entities are acting in the official capacity on behalf of the City. No attorney-client relationship is formed pursuant to this Agreement between Lashly & Baer and any elected official, employee, volunteer or representative of the City to serve as such person or entity’s personal counsel, or to address legal issues unrelated to the performance of official duties for the City.

2. Primary and Substitute Attorneys. James C. Hetlage, of Lashly & Baer, is designated as the primary attorney to perform legal services for the City pursuant to this Agreement and shall be designated as the City Attorney (the “City Attorney”). The City Attorney shall attend all City Council meetings, and, at the request of the Mayor or other authorized representative of the City, attend Planning & Zoning Commission meetings, Board of Adjustment meetings, and other board or commission meetings as may be requested. If, in the Mayor’s opinion, the services of the City Attorney are required, and Mr. Hetlage is not available, Lashly & Baer shall provide a substitute attorney from Lashly & Baer (“Substitute Attorney”) to attend such meeting. While attending meetings as provided herein, any Substitute Attorney shall be Acting City Attorney and shall have all duties and authorities of the City Attorney. Andrew R. Bramman and Lyndee R. Fritz, of Lashly & Baer, are designated as the primary attorneys to perform legal services for the City pursuant to this Agreement with respect to the prosecution

of municipal ordinance violations and shall be designated as the Municipal Prosecutor (the “Municipal Prosecutor”). If Mr. Bramman or Ms. Fritz are not available, Lashly & Baer shall provide a substitute attorney from Lashly & Baer (“Substitute Attorney”) to attend municipal court and/or circuit court appearances on behalf of the Municipal Prosecutor. While appearing in court as provided herein, any Substitute Attorney shall be Acting Municipal Prosecutor and shall have all duties and authorities of the Municipal Prosecutor. The City Attorney, Municipal Prosecutor, any Substitute Attorney, as well as other attorneys performing legal services for the City, shall be duly licensed to practice law in the courts of the State of Missouri.

3. Legal Services. Legal services may include, but are not limited to, attendance at City Council, and, when requested, Planning & Zoning Commission meetings, Board of Adjustment meetings, City Council work sessions, and meetings of other City boards and commissions, preparation, review and revision of ordinances, resolutions and contracts for the City, time spent for conferences with the Mayor, City Manager, employees and elected officials of the City regarding legal matters for the City, prosecution of municipal ordinance violations, telephone calls, drafting of correspondence, review of correspondence received, legal research, consultation with other attorneys, witnesses, experts and other individuals, negotiation, preparation and review of contracts, pleadings and documents, preparation for and completion of trials, arbitrations, and mediations, appeals, and transactional closings. The parties acknowledge that Lashly & Baer can make no guarantee regarding the outcome of any phase of any particular legal matter although Lashly & Baer will candidly share its opinions with the appropriate representatives of the City. Any opinions Lashly & Baer expresses about the outcome of a legal matter are only its best professional estimates; they are necessarily limited by Lashly & Baer’s knowledge of facts and law at the time opinions are expressed. Nothing in this Agreement and nothing in Lashly & Baer’s statements to the City are to be construed as a promise or guarantee about the outcome of the City’s legal matters. Unless specifically stated in a separate writing, signed by both parties, payment for Lashly & Baer’s services is not contingent upon the outcome of any matter. This engagement is for provision of professional legal services and not for the provision of business, personal, accounting, technical, financial or other advice not constituting legal services. It is agreed that the client is not relying upon counsel in this engagement for advice in areas other than professional legal services, even if such matters should be discussed in connection with the engagement.

4. Periodic Reporting of the Status of Legal Matters. Lashly & Baer, upon request of the City Manager, will submit a written report to the City Manager providing a synopsis of the current status of all pending substantive legal matters that are being handled by Lashly & Baer.

5. Term. The City Attorney and Municipal Prosecutor shall hold office for an indefinite period and until their successor has been appointed and qualified, unless removed for good cause by the City Council. Thus, the term of this Agreement is for an indefinite period, subject to the right of either party to terminate the engagement of Lashly & Baer, as addressed below. This Agreement shall commence on the Effective Date, and shall remain in full force and effect until this Agreement is terminated.

6. Charges for Legal Services. During the term of this Agreement, legal services shall be performed at the reduced municipal hourly rates of Lashly & Baer as follows:

- A. A rate of \$225.00 per hour for attendance at meetings of the City Council, including work sessions and executive sessions;
- B. A flat fee of \$2,200.00 per month for the following Municipal Prosecutor services:
 - 1. Prepare and prosecute municipal ordinance violations of the City of Maplewood Municipal Court, as submitted by the law enforcement/code enforcement officers, review and sign probable cause statements, warrant requests, and bond requests, issue additional charges, recommend amendments to charges, recommend sentences to the Court, and be accessible to court personnel, as may be required; and
 - 2. Attend two regular dockets of the municipal court per month.
- C. For all other legal services, a rate of \$225.00 per hour for Associates and \$265.00 per hour for Shareholders and Counsel. Paralegals shall perform services at a rate of \$125.00 per hour.

These fees will be subject to increase on January 1, 2027, and every two years thereafter by five percent (5.0%).

7. Billing Procedures. On a monthly basis, Lashly & Baer shall bill the City for legal services and costs and shall provide the City with such details as requested by the City, but at least including, the date of service, description of the legal services specifying the related City department, board, case or issue, the name of the person requesting the services, the person performing the services, the time spent performing such services in increments down to 1/10th of an hour, and the total costs for each such task. The City agrees to pay Lashly & Baer's bills within thirty (30) days from receipt of the bill. If Lashly & Baer does not receive such payment, the City agrees that Lashly & Baer may postpone providing additional services or incurring additional expenses until payments are made current. If payments are not made current within a reasonable time thereafter, Lashly & Baer's representation of the City may be terminated. Even if this Agreement and representation are terminated, Lashly & Baer will be entitled to be paid for all services rendered and expenses incurred through the date of termination.

8. Expenses. The City shall reimburse Lashly & Baer for its normal expenses and costs. Costs and expenses may include, but are not limited to, postage, photocopy charges (limited to \$0.10 per page for regular black and white copies), long distance telephone charges, travel expenses, excluding travel between the City and Lashly & Baer's offices, court filing fees, subpoena costs, deposition costs, expert witness fees, and other similar items. Lashly & Baer does not charge expenses for general overhead of the firm. It is understood that while acting as your lawyers, we have the authority to use our best judgment in making such expenditures on your behalf. Unless we have made prior arrangements with you, we will send you monthly billings for client disbursements incurred during the preceding month. If the nature of the matter is such that we anticipate substantial advances, we may require a separate deposit for such purpose. Substantial individual items in excess of \$250, such as expert witness fees, the costs of deposition transcripts, printing costs, etc., may be billed directly to you by the vendor of such services.

9. Client Files. During the course of client representation, Lashly & Baer retains electronic records relating to the professional legal services we provide so that we are better able to assist you with your legal needs and, in certain situations, to comply with professional guidelines. We employ physical, electronic, and procedural safeguards to preserve client confidentiality and to protect your non-public information. The City is entitled upon written request to any files in Lashly & Baer's possession relating to the legal services performed under this Agreement, excluding Lashly & Baer's internal accounting records and other documents not reasonably necessary to the City's representation, subject to Lashly & Baer's right to make copies of any files withdrawn by the City. Paper files may be scanned to electronic format during or after this engagement. The City is advised that generally electronic documentation is maintained for approximately three years from the date of its inception. Once Lashly & Baer's representation of the City is concluded, Lashly & Baer will close the City's file, and the City will receive notice thereof. The City's physical files may be sent to storage offsite, and thereafter there may be an administrative cost for retrieving them from storage. Under Lashly & Baer's document retention policy, Lashly & Baer normally destroys paper files ten (10) years after a matter is closed, unless other arrangements are made with the City.

10. Conflicts of Interest. Under applicable Missouri Supreme Court Rules, a conflict of interest exists whenever the representation of a client will be directly adverse to another client, or whenever the representation may be materially limited by a lawyer's responsibility to another client. As a general rule, when such a conflict exists, the lawyer must withdraw from the representation unless the lawyer reasonably believes the representation of either client will not be adversely affected and each client consents after consultation. After due inquiry, Lashly & Baer and the City know of no existing or potential conflict of interest issues that would result from Lashly & Baer's representation of the City. Lashly & Baer represents numerous clients on numerous matters. If Lashly & Baer becomes aware of a conflict, the City Attorney will discuss it with the City Manager or Mayor. Lashly & Baer specifically reserves the right to withdraw from representation if Lashly & Baer feels that it cannot properly represent the City's interests and, if at any time during the representation after discussion with the City, Lashly & Baer determines that representations of the City's interests would conflict with Lashly & Baer's previous representations or previous relationships with other clients relative to the City's matter. Because Lashly & Baer does represent many other clients, it cannot institute litigation against these clients. If representation of the City's interests would require such action, Lashly & Baer reserves the right after consultation with the Mayor or City Manager to either withdraw from representation of the City or refer that particular matter to other counsel. Moreover, Lashly & Baer assumes that if, during the course of its services, the City becomes aware of other potential conflicts of interest that may arise, the City will inform the City Attorney of such potential conflict. Lashly & Baer also reserves the right to continue to represent or to undertake to represent existing or new clients in any matter that is not substantially related to its work on City matters. Lashly & Baer agrees, however, that it will not engage in a representation in any instances where sensitive, proprietary, or otherwise confidential information if known to any other client, could be used in any matter to the City's material disadvantage

11. Right of Termination. The relationship between a client and its attorney is a fiduciary relationship which requires the continuous mutual consent and cooperation of both parties. Due to such fiduciary relationship, the City and Lashly & Baer shall have the right to immediately terminate this Agreement in its entirety at any time with or without cause. A vote by the City to terminate this Agreement prior to the expiration of the full term of this Agreement shall require the affirmative vote of at least two-thirds of all members of the City Council. Lashly & Baer may terminate this engagement for any of

the reasons permitted under the Missouri Rules of Professional Conduct, including failure to pay Lashly & Baer's bills, failure to disclose any material facts, action taken contrary to Lashly & Baer's advice, or any other conduct or situation that in Lashly & Baer's judgment impairs an effective attorney-client relationship between the City and Lashly & Baer or presents conflicts with Lashly & Baer's professional responsibilities. If required, Lashly & Baer will request a stipulation executed by the City allowing Lashly & Baer to withdraw as attorney of record in any judicial, arbitration, or similar proceeding. Lashly & Baer may also apply for a court order approving its withdrawal from representing the City, and the City agrees in advance to Lashly & Baer's withdrawal.

12. E-Mail. Lashly & Baer has found that the use of electronic mail and electronic document management are very effective ways to speed communication and reduce costs to our clients. Although e-mail is not necessarily secure or confidential, and there is a slim risk of interception, it is Lashly & Baer's opinion that communications sent via e-mail may be protected by the attorney-client privilege and be deemed confidential, just as paper communications between an attorney and client. Accordingly, the City and Lashly & Baer agree to use e-mail as appropriate in the provision of legal services as well as utilizing electronic document management and storage. Where information is extremely confidential, or where the disclosure of the information could be seriously damaging, Lashly & Baer or the City will secure the information on a document level or through methods of encryption, or if requested, communicate in a paper form. The parties hereto acknowledge that e-mail communication is not a secure method of communication. It is possible to intercept and copy e-mail communications by accessing any computers by which the e-mail is transmitted. If the City or Lashly & Baer wants future communications to be sent in a different fashion, such direction should be provided in writing.

13. Off-Site Storage of Information. It is a necessity for Lashly & Baer to store confidential client information off-site in hard copy and electronic form. This has become common in the business world, and Lashly & Baer states that it has not experienced any problems with such off-site storage. The City understands that Lashly & Baer cannot guarantee the security of hard copy or electronic data in storage facilities that are beyond its control. Lashly & Baer will take all reasonable precautions to protect the confidentiality of information that is stored. If the City wishes to make arrangements for some other type of storage, particularly after the City's files are closed, the City will have to make those arrangements itself; otherwise, the City agrees to accept the risk of any loss resulting from the off-site storage that Lashly & Baer utilizes.

14. Entire Agreement; Amendment. The parties hereto agree that this Agreement shall constitute the entire agreement between the parties and no other agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the duly authorized agents of the parties. This Agreement and any written amendment may be executed in multiple counterparts.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

LASHLY & BAER, P.C.

CITY OF MAPLEWOOD, MISSOURI

By: _____
James C. Hetlage, Vice President

By: _____
Amber Withycombe, City Manager

ATTEST:

City Clerk

COPY

RESOLUTION

R26-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT FOR LEGAL SERVICES WITH LASHLY & BAER, P.C.

WHEREAS, the City of Maplewood entered into an Agreement for Legal Services with Lashly & Baer, P.C. on June 20, 2025, pursuant to Resolution R25-35, establishing the terms for City Attorney and Municipal Prosecutor services; and

WHEREAS, the flat monthly retainer established in Section 6(B) of the Agreement for municipal prosecutor services has not adequately compensated Lashly & Baer, P.C. for the volume of prosecuting attorney services required; and

WHEREAS, the City and Lashly & Baer, P.C. have agreed to amend Section 6(B) of the Agreement to replace the flat monthly retainer of \$2,200 with an hourly rate of \$225 per hour for all municipal prosecutor services, effective July 1, 2026; and

WHEREAS, all other terms and conditions of the Agreement for Legal Services dated June 20, 2025, shall remain unchanged.

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

Section I. The City Manager is hereby authorized and directed to execute the First Amendment to the Agreement for Legal Services with Lashly & Baer, P.C., modifying the municipal prosecutor fee structure as described herein.

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

Passed this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Tiffany Hyde, Resource Development and Public Engagement Manager
Date: June 1, 2026
Re: Yale Park Renovation – Playground Equipment

In October 2024, the City signed an agreement with the Municipal Park Grant Commission for a \$410,000 grant for renovations to Yale Park. In the fall of 2025, the City solicited public feedback through a community survey. Based on those results, the Yale Park Master Plan was refined into Option A.

SWT Design, the City’s consultant for the project, has secured Omnia Partners cooperative purchasing pricing through Kompan, Inc. for playground equipment in the amount of \$123,558.53. The City also anticipates making an additional purchase for splash pad equipment, pending approval of the latest plan submission by the Metropolitan St. Louis Sewer District (MSD). If MSD approval is not obtained, the City will pursue a grant adjustment to allow for the purchase of additional playground equipment under Option B.

Omnia Partners is a cooperative purchasing entity approved for municipal use under RSMo 70.220. Attached is the Omnia Partners proposal for Yale Park renovation equipment submitted by Kompan, Inc.

Funding for the portion of the Yale Park renovation project not covered by the grant will come from the City’s half-cent Parks and Stormwater Sales Tax Fund. If you have any questions, comments, or concerns regarding this matter, please feel free to contact me at 314-646-3640.

NOTES:

- Although reduced in scale design intent of providing a splash pad is maintained. Splash pad will have natural aesthetic with reduced quantity of spray fixtures.

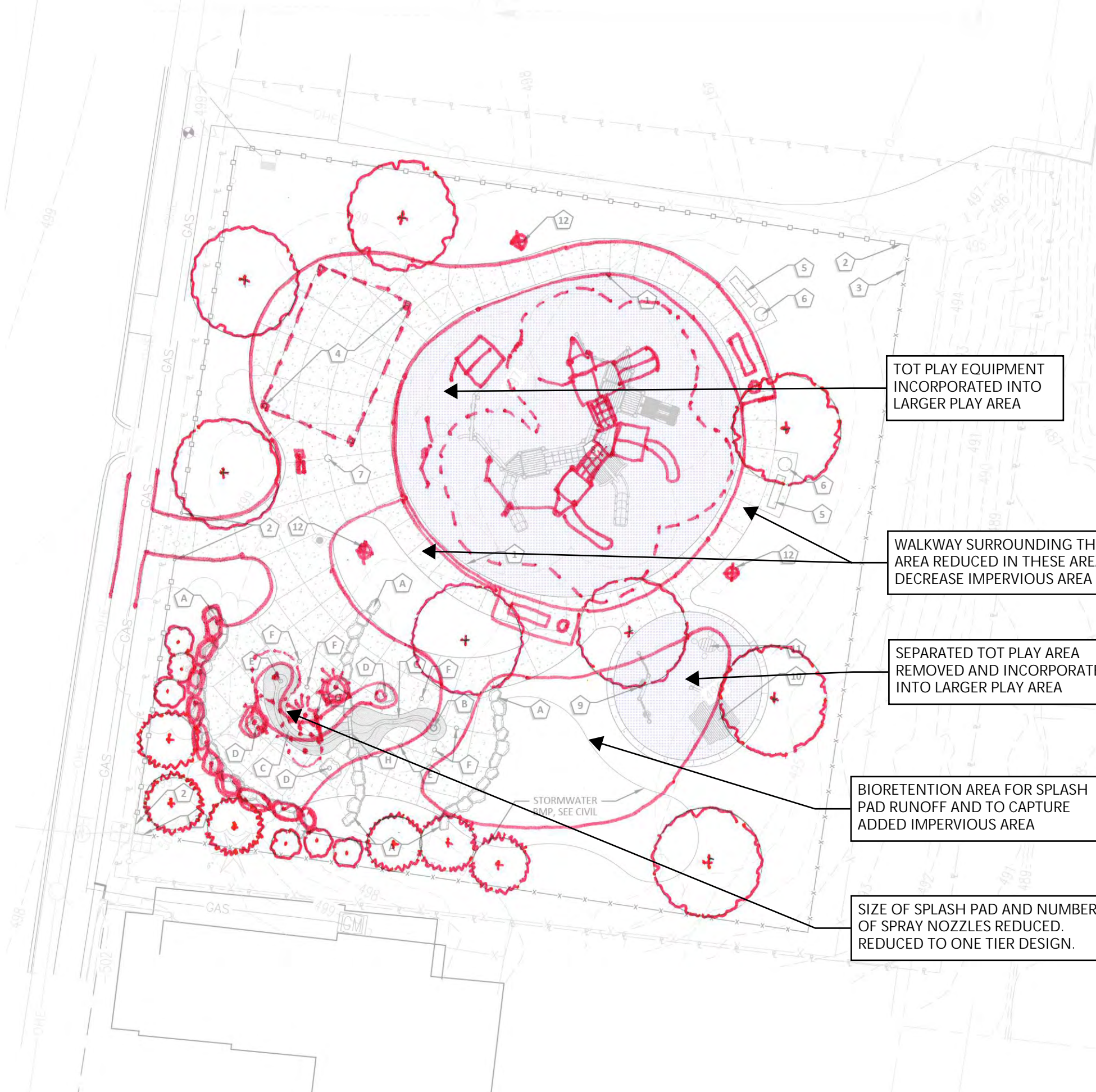
- Tot play equipment is maintained, merged into larger play area. Tot play is no longer in separate area.

- Overall quantity of concrete reduced to help reduce added impervious area. This removes the loop walk surrounding the main play area.

- Plan is contingent on MSD accepting our estimations of splash pad usage and BMP capacity provided on the plan to capture runoff.

- Updated Cost Estimate for Option is \$596,405, approx. \$24K over grant total project cost. Opportunity to reduce cost further if needed (i.e. fencing remain as is, reduce landscape).

- MSD is offering a grant to assist with costs associated with BMP. Exact amount to be determined. "\$180,000/acre of total drainage area managed"



TOT PLAY EQUIPMENT INCORPORATED INTO LARGER PLAY AREA

WALKWAY SURROUNDING THE PLAY AREA REDUCED IN THESE AREAS TO DECREASE IMPERVIOUS AREA

SEPARATED TOT PLAY AREA REMOVED AND INCORPORATED INTO LARGER PLAY AREA

BIORETENTION AREA FOR SPLASH PAD RUNOFF AND TO CAPTURE ADDED IMPERVIOUS AREA

SIZE OF SPLASH PAD AND NUMBER OF SPRAY NOZZLES REDUCED. REDUCED TO ONE TIER DESIGN.

YALE PARK - DESIGN ALTERNATIVES REVIEW - OPTION A

SCALE: 1/8" = 1'

Graphic Scale: 1/8" = 1'
0' 4' 8' 16' 24'



Yale Park Master Plan

Maplewood, MO
SWT Design Project # 21222.03

Revised: January 12, 2026

Cost Opinion - Option A (DW Splash Pad- Reduced Size)

1 Demolition / Earthwork / Tree Protection

Item	Quantity	Unit	Unit Cost	Subtotal
Site Demolition	1	al	\$ 12,500.00	\$ 12,500.00
Tree Protection	0	al	\$ 1,500.00	\$ -
Earthwork & Erosion Control	1	al	\$ 10,000.00	\$ 10,000.00
Subtotal				\$ 22,500.00

2 Site Improvements

Item	Quantity	Unit	Unit Cost	Subtotal
Concrete Walks / Paving - Std. Broom Finish	1,450	sf	\$ 13.00	\$ 18,850.00
Electrical Service Upgrade	1	al	\$ 5,000.00	\$ 5,000.00
Decorative Pedestrian Scale Lighting (3 Lights)	3	ea	\$ 12,000.00	\$ 36,000.00
BMP - Bioretention Soils	0	sf	\$ 35.00	\$ -
BMP - Underdrain / Misc. Piping	0	al	\$ 7,500.00	\$ -
BMP - Plantings	0	sf	\$ 11.00	\$ -
Drinking Fountain Relocation	1	al	\$ 5,000.00	\$ 5,000.00
Fencing - Decorative Metal Picket	200	lf	\$ 55.00	\$ 11,000.00
Fencing - Black Coated Chainlink	200	lf	\$ 35.00	\$ 7,000.00
Shade Canopy - Fabric Shade	1	ea	\$ 10,883.00	\$ 10,883.00
Shade Canopy - Install	1	ls	\$ 3,809.05	\$ 3,809.05
Subtotal				\$ 97,542.05

3 Landscape

Item	Quantity	Unit	Unit Cost	Subtotal
Canopy Trees - 3" Cal.	8	ea	\$ 800.00	\$ 6,400.00
Evergreen Trees - 7' Ht.	12	ea	\$ 800.00	\$ 9,600.00
Understory Trees - 2"	0	ea	\$ 550.00	\$ -
Turf Sod	500	sf	\$ 2.75	\$ 1,375.00
Turf Renovation - Aeration and Seeding	3,500	sf	\$ 1.50	\$ 5,250.00
Subtotal				\$ 22,625.00

4 Playground Equipment / Surfacing / Splash Pad

Item	Quantity	Unit	Unit Cost	Subtotal
Playground Equipment	1	ls	\$ 114,495.00	\$ 114,495.00
Playground Equipment - Installation	1	al	\$ 28,623.75	\$ 28,623.75
Playground Concrete Header	65	lf	\$ 45.00	\$ 2,925.00
Resilient Safety Surfacing - Including Installation	1,950	sf	\$ 32.00	\$ 62,400.00
Splash Pad - Main Tap / Meter	1	al	\$ 7,500.00	\$ 7,500.00
Splash Pad - 2" Copper Water Service	120	lf	\$ 55.00	\$ 6,600.00
Splash Pad - Street Repair	200	sf	\$ 12.00	\$ 2,400.00
Splash Pad - Water Service Excavation / Backfill	40	cy	\$ 55.00	\$ 2,200.00
Splash Pad - Std. Concrete Surface	800	sf	\$ 13.00	\$ 10,400.00
Splash Pad - Concrete Runnel	80	sf	\$ 25.00	\$ 2,000.00
Splash Pad - Runnel "Waterfall" / Concrete Wall	0.0	cy	\$ 1,800.00	\$ -
Splash Pad - Ledgerock	18	ton	\$ 750.00	\$ 13,500.00
Splash Pad - Domestic Water (Design, Fab, Startup, Training)	1	ls	\$ 45,000.00	\$ 45,000.00
Splash Pad - Bioretention Soils	850	sf	\$ 35.00	\$ 29,750.00
Splash Pad - Underdrain / Misc. Piping	1	al	\$ 10,000.00	\$ 10,000.00
Splash Pad - Plantings	850	al	\$ 11.00	\$ 9,350.00
Splash Pad - Install	1	al	\$ 15,750.00	\$ 15,750.00
Subtotal				\$ 362,893.75

5 Site Furnishings

Item	Quantity	Unit	Unit Cost	Subtotal
6' Metal Benches	4	ea	\$ 1,500.00	\$ 6,000.00
6' Metal Picnic Tables	2	ea	\$ 2,000.00	\$ 4,000.00
Park Information Sign	0	ea	\$ 7,500.00	\$ -
Trash Receptacles	3	ea	\$ 1,500.00	\$ 4,500.00
Subtotal				\$ 14,500.00

Sub Total: \$ 520,060.80

9% A/E Design Fees \$ 45,807.00

6% Professional Construction Period Management Fees \$ 30,538.00

Grand Total: \$ 596,405.80

Grant Total Project Cost \$ 572,566.00

Cost Delta \$ (23,839.80)

KEY

ea. - each
lf. - linear foot
ls. - lump sum
sf. - square foot
al. - allowance

sf./f. - square foot of wall face
cy. - cubic yard
sy. - square yard
N.I.C. - not in contract
Cal. - caliper
Ht. - height

NOTES:

- Splash pad is removed from the design for this park. Option to consider if meeting MSD req's for splash pad is not feasible. Potential to use misting features in lieu of splash pad.

- Design for tot play and main play area is maintained. Additional play area is added in lieu of splash pad to provide additional equipment.

- Bioretention BMP area although reduced in size is still required to treat added impervious area.

- Shift in scope / removal of splash pad from project will require approval from Grant Commission.

- Updated Cost Estimate for Option is \$559,650, approx. \$13K under grant total project cost. Opportunity to add additional site/play features (i.e. shade over tot play zone, add'l bench seating).

- MSD is offering a grant to assist with costs associated with BMP. Exact amount to be determined. "\$180,000/acre of total drainage area managed"



MAIN PLAY AREA AND SEPARATED TOT PLAY AREA MAINTAINED AS CURRENTLY DESIGNED

BIORETENTION AREA TO CAPTURE ADDED IMPERVIOUS AREA

SPLASH PAD REMOVED FROM PROJECT. AREA REPLACED WITH ADDITIONAL PLAY EQUIPMENT / SURFACING. 2 BAY SWING SHOWN.

STORMWATER BMP, SEE CIVIL

YALE PARK - DESIGN ALTERNATIVES REVIEW - OPTION B

SCALE: 1/8" = 1'

Graphic Scale: 1/8" = 1'
0' 4' 8' 16' 24'



Yale Park Master Plan

Maplewood, MO
SWT Design Project # 21222.03

Revised: January 12, 2026

Cost Opinion - Option B (No Splash Pad Enlarged Play Area)

1 Demolition / Earthwork / Tree Protection

Item	Quantity	Unit	Unit Cost	Subtotal
Site Demolition	1	al	\$ 12,500.00	\$ 12,500.00
Tree Protection	0	al	\$ 1,500.00	\$ -
Earthwork & Erosion Control	1	al	\$ 10,000.00	\$ 10,000.00
Subtotal				\$ 22,500.00

2 Site Improvements

Item	Quantity	Unit	Unit Cost	Subtotal
Concrete Walks / Paving - Std. Broom Finish	1,990	sf	\$ 13.00	\$ 25,870.00
Electrical Service Upgrade	1	al	\$ 5,000.00	\$ 5,000.00
Decorative Pedestrian Scale Lighting (3 Lights)	3	ea	\$ 12,000.00	\$ 36,000.00
BMP - Bioretention Soils	475	sf	\$ 35.00	\$ 16,625.00
BMP - Underdrain / Misc. Piping	1	al	\$ 7,500.00	\$ 7,500.00
BMP - Plantings	475	sf	\$ 11.00	\$ 5,225.00
Drinking Fountain Relocation	1	al	\$ 5,000.00	\$ 5,000.00
Fencing - Decorative Metal Picket	200	lf	\$ 55.00	\$ 11,000.00
Fencing - Black Coated Chainlink	200	lf	\$ 35.00	\$ 7,000.00
Shade Canopy - Fabric Shade	1	ea	\$ 10,883.00	\$ 10,883.00
Shade Canopy - Install	1	ls	\$ 3,809.05	\$ 3,809.05
Subtotal				\$ 133,912.05

3 Landscape

Item	Quantity	Unit	Unit Cost	Subtotal
Canopy Trees - 3" Cal.	11	ea	\$ 800.00	\$ 8,800.00
Evergreen Trees - 7' Ht.	7	ea	\$ 800.00	\$ 5,600.00
Understory Trees - 2"	0	ea	\$ 550.00	\$ -
Turf Sod	500	sf	\$ 2.75	\$ 1,375.00
Turf Renovation - Aeration and Seeding	3,500	sf	\$ 1.50	\$ 5,250.00
Subtotal				\$ 21,025.00

4 Playground Equipment / Surfacing / Splash Pad

Item	Quantity	Unit	Unit Cost	Subtotal
Playground Equipment -	1	ls	\$ 135,000.00	\$ 135,000.00
Playground Equipment - Installation	1	al	\$ 33,750.00	\$ 33,750.00
Concrete Header	165	lf	\$ 45.00	\$ 7,425.00
Resilient Safety Surfacing - Including Installation	3,600	sf	\$ 32.00	\$ 115,200.00
Splash Pad - Main Tap / Meter		al	\$ 7,500.00	\$ -
Splash Pad - 2" Copper Water Service		lf	\$ 55.00	\$ -
Splash Pad - Street Repair		sf	\$ 12.00	\$ -
Splash Pad - Water Service Excavation / Backfill		cy	\$ 55.00	\$ -
Splash Pad - Std. Concrete Surface		sf	\$ 13.00	\$ -
Splash Pad - Concrete Runnel		sf	\$ 25.00	\$ -
Splash Pad - Runnel "Waterfall" / Concrete Wall		cy	\$ 1,800.00	\$ -
Splash Pad - Ledgerock		ton	\$ 750.00	\$ -
Splash Pad - Domestic Water (Design, Fab, Startup, Training)		ls	\$ 51,348.00	\$ -
Splash Pad - Bioretention Soils		sf	\$ 35.00	\$ -
Splash Pad - Underdrain / Misc. Piping		al	\$ 15,000.00	\$ -
Splash Pad - Plantings		al	\$ 11.00	\$ -
Splash Pad - Install		al	\$ -	\$ -
Subtotal				\$ 291,375.00

5 Site Furnishings

Item	Quantity	Unit	Unit Cost	Subtotal
6' Metal Benches	4	ea	\$ 1,500.00	\$ 6,000.00
6' Metal Picnic Tables	2	ea	\$ 2,000.00	\$ 4,000.00
Park Information Sign	0	ea	\$ 7,500.00	\$ -
Trash Receptacles	3	ea	\$ 1,500.00	\$ 4,500.00
Subtotal				\$ 14,500.00

Sub Total: \$ 483,312.05

9% A/E Design Fees \$ 45,807.00

6% Professional Construction Period Management Fees \$ 30,538.00

Grand Total: \$ 559,657.05

Grant Total Project Cost \$ 572,566.00

Cost Delta \$ 12,908.95

KEY

ea. - each
lf. - linear foot
ls. - lump sum
sf. - square foot
al. - allowance

sf./f. - square foot of wall face
cy. - cubic yard
sy. - square yard
N.I.C. - not in contract
Cal. - caliper
Ht. - height

Sales Proposal




City of Maplewood MO
 Watkins Jason
 7601 Manchester Rd. Maplewood, MO
 Saint Louis, MO 63143

Quote No. SP161197-3
 Customer No. C152011
 Document Date 05/18/2026
 Expiration Date 07/17/2026

Sales Representative Dan Schwermer
 Email DanSch@Kompan.com

Customer Ref. Equip/Shade Only

Project Name US332036 Yale Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
OMNIA Partners Contract #2017001135						
Equipment						
NRO615-CUSTOM	Learning Play Panel 3 - Variant 20431373	1	Pieces	5,190.00	10.37	4,651.80
						
NRC300101-CUSTOM	Custom Enchanted Shed 20404157	1	Pieces	93,860.00	10.37	84,126.72
						
NRO416-CUSTOM	Little Duck's Gate - Variant 20431375	1	Pieces	12,330.00	10.37	11,051.38
						
A870180-06	CHAIN COVER KOMPAN CRCD NO. 1900000030	3	Pieces	22.00		66.00
FREIGHT	Freight	1	Pieces	12,779.56		12,779.56
Shade Structure						
US-SHADE-CUSTOM	4 Post Hip (14'x22' with 10' Eave) Bolt down with spread footers Shade only - does not include installation	1	Pieces	8,876.92	5.00	8,433.07
US-SHADE ESD	Shade Engineered Stamped Drawings	1	Pieces	950.00		950.00
EXTRA SALES FREIGHT	Freight for Shade	1	Pieces	1,500.00		1,500.00



Sales Proposal

City of Maplewood MO
 Watkins Jason
 7601 Manchester Rd. Maplewood, MO
 Saint Louis, MO 63143

Quote No. SP161197-3
 Customer No. C152011
 Document Date 05/18/2026
 Expiration Date 07/17/2026

Sales Representative Dan Schwermer
 Email DanSch@Kompan.com

Customer Ref. Equip/Shade Only

Project Name US332036 Yale Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
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Notes

This quote is for equipment only. No site work, surfacing or installation is included.

Customer is responsible for safety surfacing appropriate to the max fall height of equipment.

Please allow 13-15 weeks for product delivery upon order placement.

Description	Qty	Retail Price	Discount	Net Price
No. of Products	8			
Subtotal - Products		121,272.92	11,993.95	109,278.97
Subtotal - Freight		14,279.56		14,279.56
Total USD				123,558.53

Business Agreement OMNIA Partners Contract
Payment Terms 50% Prepayment , 50% Net 30 days



Sales Proposal

City of Maplewood MO
Watkins Jason
7601 Manchester Rd. Maplewood, MO
Saint Louis, MO 63143

Quote No. SP161197-3
Customer No. C152011
Document Date 05/18/2026
Expiration Date 07/17/2026

Sales Representative Dan Schwermer
Email DanSch@Kompan.com

Customer Ref. Equip/Shade Only

Project Name US332036 Yale Park

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability. Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative. Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn. Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

RESOLUTION

R26-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT WITH KOMPAN, INC. FOR YALE PARK PLAYGROUND EQUIPMENT

WHEREAS, the City of Maplewood received a \$410,000 Municipal Park Grant Commission award in October 2024 for renovations to Yale Park; and

WHEREAS, the City solicited public input in fall 2025 and refined the Yale Park Master Plan based on community feedback; and

WHEREAS, SWT Design, the City’s consultant for the project, has secured cooperative purchasing pricing for playground equipment through Kompan, Inc. via the Omnia Partners cooperative purchasing program, Contract No. 2017001135; and

WHEREAS, Omnia Partners is a cooperative purchasing entity approved for municipal use pursuant to Section 70.220 of the Revised Statutes of Missouri; and

WHEREAS, the Kompan, Inc. proposal includes playground equipment and a shade structure for a total of \$123,558.53and

WHEREAS, funding for this purchase will be provided through the Municipal Park Grant Commission award and, for amounts not covered by the grant, the City’s half-cent Parks and Stormwater Sales Tax Fund.

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

Section I. The City Manager is hereby authorized and directed to execute a purchase agreement with Kompan, Inc. for Yale Park playground equipment and shade structure in an amount not to exceed \$123,558.53, pursuant to Omnia Partners Contract No. 2017001135.

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

Passed this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: June 5, 2026
Re: **Agreement with Brycer, L.P. for Fire and Life Safety Inspection Compliance Services**

The City’s former fire marshal, who also served as building official, recently departed, creating a vacancy in both functions. Staff is using this transition as an opportunity to separate the fire marshal role from the building official role, with the intention of housing fire marshal duties within the fire department to improve thoroughness, responsiveness, and departmental alignment. A professional services pathway for that arrangement is currently being developed while Chief Marsac covers the duties in collaboration with Public Works and Planning Director Todd Hughes on an interim basis.

As part of this transition, staff is recommending adoption of the Compliance Engine, a cloud-based platform provided by Brycer, L.P. that requires third-party fire protection system inspection contractors to submit their reports electronically to the Fire Department. The platform tracks compliance across a wide range of system types and generates automated notifications when inspections are upcoming, overdue, or when deficiencies remain uncorrected. It will significantly improve the information the City maintains about commercial fire and life safety compliance.

The platform is provided at no cost to the City or property owners. Fees are paid by the third-party contractors who use the system. The City retains ownership of all data. The initial term is three years, with automatic renewal for successive three-year periods.

THE COMPLIANCE ENGINE IMPLEMENTATION PLAN

POWERED BY  BRYCER

BRYCER L.P.

THE COMPLIANCE ENGINE 2300 Cabot Drive, Suite 250, Lisle, IL 60532-4619



THE COMPLIANCE ENGINE

The Compliance Engine is a simple, internet-based tool for code officials to track and drive code compliance, reduce false alarm activity and provide a safer community. It provides a secure cloud environment in which third party contractors who inspect, test, and maintain fire protections systems, submit their reports via BRYCER's web portal directly to the AHJ. This facilitates a more efficient review, tracking and follow-up process with occupants to correct deficiencies and maintain systems. In addition to the web-based technology, our services include a team to administer hard and soft copy notifications and perform follow up calls to help increase testing and maintenance activity in each jurisdiction. The result is a comprehensive and accurate aggregation of data around which buildings have what types of systems, when they were last tested, and if there are any open deficiencies that could jeopardize their successful deployment in the event of an incident. With The Compliance Engine, the AHJ will be better equipped to do more with less in their mission to drive 100% code compliance with fire and life safety laws.

Current Landscape

- 40% of life safety systems go uninspected or maintained every year
- 32.5% of false alarms are due lack of maintenance and testing
- 29% of fire code official's time is spent administering 3rd Party ITM reports
- 95% of AHJs do not have the resources to enforce their adopted fire code
- Current Process is manual, paper based, reactionary, inefficient and expensive

The Compliance Engine Benefits

- Drives 100% Compliance with fire & life safety code
- Electronically collects, organizes and tracks fire and life safety test results
- Offers API Services with RMS and software inspection companies
- Maximizes limited resources, saves time and streamlines communication
- Built to ensure a safer environment for firefighters, citizens and guests
- Saves AHJs money while strengthening life safety and offers cost recovery

Revenue Model

- Free for Fire Department
- Zero charge to the building owners
- Fee paid by 3rd party contractors per system and per premises
- Delivers Compliance resulting in new business and maintenance revenue for 3rd party contractors
- Endorsed by IKECA, Arizona Fire Alarm Assoc. and Western Fire Chiefs Assoc

Learn more at www.thecomplianceengine.com or 630-413-9511

Collect. Connect. Comply.



Notable National Partners

Los Angeles, CA

Chicago, IL

Phoenix, AZ

San Diego, CA

San Jose, CA

Austin, TX

Seattle, WA

Oklahoma City, OK

Albuquerque, NM

Kansas City, MO

Colorado Springs, CO

Raleigh, NC

Long Beach, CA

Wichita, KS

Corpus Christi, TX

Greensboro, NC

Laredo, TX

Boise, ID

Tacoma, WA

Iowa City, IA

Charleston, SC

Naperville, IL

Syracuse, NY

Scottsdale, AZ

Ft. Lauderdale, FL

State of Mississippi

State of Maryland

State of Nevada

State of Kansas

IMPLEMENTATION TASK LIST

TCE will do majority of the work to ensure the Fire Department goes live and runs efficiently. However, we kindly ask that the following list of tasks is completed by the Fire Department, in order to complete the implementation process. Completing these in a timely manner will allow for the simplest and smoothest transition into our system.

<u>Implementation Tasks</u>	<u>Responsible Party</u>	<u>Completed</u>
Send Main Contact Info (Name, Phone, Email, Title)	AHJ	<input type="checkbox"/>
Send Copy of Department Logo	AHJ	<input type="checkbox"/>
Send List of Local Inspection Companies	AHJ	<input type="checkbox"/>
Send or Schedule Data Extraction of Properties (ID, Name, Address, City, State, Postal, Contact Info, Fire Protection Systems)	BRYCER & AHJ	<input type="checkbox"/>
Schedule Data Verification Call with BRYCER Data Quality Assurance Team	BRYCER & AHJ	<input type="checkbox"/>
Send AHJ Press Release	AHJ	<input type="checkbox"/>
Send Contractor Letter	BRYCER	<input type="checkbox"/>
Set AHJ Training Prior to Go Live	BRYCER	<input type="checkbox"/>
Go Live	BRYCER & AHJ	<input type="checkbox"/>

LIST OF SYSTEMS TCE TRACKS

System Type
Air Sampling System
Area of Rescue Assistance
Automatic Closing Fire Assemblies
Chemical Storage Room
Commercial Kitchen Hood Suppression System
Commercial Kitchen Exhaust Cleaning
Emergency Exit Lights
Emergency Power Generator
Emergency Responder Radio Coverage System (BDA)
Fire Alarm
Fire Escape
Fire Pump
Gas Detection Systems
Leak Detection
Paint / Spray Booth Suppression
Portable Fire Extinguisher
Pressure Reducing Valves (PRV's)
Private Fire Hydrant
Rescue Air System
Smoke Management Systems
Special Suppression System
Sprinkler System (Wet, Dry, Pre-action, Clean Agent, Deluge)
Standpipe
Water Monitor
Water Tank
3 Year & 5 Year (Sprinkler, Standpipe, Hydrant, BDA)
Elevator & Conveyance
Backflow (Fire, Domestic, Irrigation, Residential)

RENEWAL NOTICE

Your Department Name
1234 Street Address
City, State, Postal



System Type - Contractor of Record:

SYSTEM TESTING COMPANY

(555) 555-5555

EMAIL@COMPANY.COM

Month/Day/Year

Premises Location
Address City,
State Zip Code

Re: SYSTEM TYPE INSPECTION RENEWAL - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

In accordance with the **YOUR CODE**, our records indicate the **SYSTEM TYPE** is coming due for inspection by a licensed company and must be tested within the month of your renewal date which is **DATE**.

It is the responsibility and requirement of the inspection company testing your system to submit all test reports to us via the web at www.thecomplianceengine.com.

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER, L.P. at

630-413-9511 or via email at support@mybrycer.com

Sincerely,

Digital Signature

Name
Title
Department

OVERDUE NOTICE

Your Department Name
1234 Street Address
City, State, Postal



System Type - Contractor of Record:

SYSTEM TESTING COMPANY

(555) 555-5555

EMAIL@COMPANY.COM

Month/Day/Year

Premises Location
Address City,
State Zip Code

Re: SYSTEM TYPE INSPECTION OVERDUE - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

Our records indicate the **SYSTEM TYPE** is now overdue and was to be tested within the month of your renewal date which was **DATE**. In order to avoid penalties, as provided by law for such violations, you must take immediate action.

Actions Required:

1. Have your **SYSTEM TYPE** inspected, tested and maintained by a licensed company and,
2. Upon completion, have your inspection company submit the test results to us at www.thecomplianceengine.com.
3. If this inspection has been completed, you must notify your testing company that a copy of this report must be submitted to us at www.thecomplianceengine.com.
It is the contractor's responsibility to submit the documentation.

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER, L.P. at

630-413-9511 or via email at support@mybrycer.com

Sincerely,

Digital Signature

Name
Title
Department

DEFICIENCY NOTICE

Your Department Name
1234 Street Address
City, State, Postal



System Type - Contractor of Record:

SYSTEM TESTING COMPANY

(555) 555-5555

EMAIL@COMPANY.COM

Month/Day/Year

Premises Location
Address City,
State Zip Code

Re: DEFICIENCY WITH REGARDS TO CODE XXXX - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

A recent inspection of your **SYSTEM TYPE** at **PREMISE ADDRESS** on **DATE** by **ITM COMPANY** revealed the violations listed below.

This notice is an **ORDER TO COMPLY**. Your failure to comply with this notice before re-inspection (30 days from date of letter) may make you liable for the penalties provided for by law for such violation(s).

DEFICIENCIES

Deficiency Found:

Deficiency Found:

It is the responsibility and requirement of the inspection company to submit all corrections to us via the web at www.thecomplianceengine.com.

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER, L.P. at

630-413-9511 or via email at **support@mybrycer.com**

Sincerely,

Digital Signature

Name
Title
Department

LOR

Your Department Name
1234 Street Address
City, State, Postal



Month/Day/Year

Dear Service Provider,

The **AHJ Name** has instituted a new process for service providers who inspect and test fire protection systems. Effective **Go Live Date** all compliant & non-compliant fire protection systems test reports are required to be sent to the **AHJ Name** electronically by your respective organization via The Compliance Engine's online system at www.thecomplianceengine.com.

The **AHJ Name** is dedicated to delivering 100% compliance with our adopted Fire Code. This web-based service will aggregate, track and streamline the collection of compliance data of our jurisdiction's systems. Property owners will receive timely proactive notifications of their testing requirements, and the **AHJ Name** will gain the ability to better mitigate the risk in our community by improving public safety to our citizens.

All service providers who inspect or test fire protection systems within the **AHJ Name's** jurisdiction are required to register and submit all test, inspection, and service reports via The Compliance Engine. All reports must be submitted in accordance with the testing schedule and requirements outlined in our adopted fire code.

Benefits to you:

- Increases market opportunity and demand for your fire protection services
- Ensures all reports arrive, affording you the ability to track our department's follow up
- Enhances maintenance revenue and timeliness of deficiency corrections
- Improves customer retention with renewal notifications identifying you as company of record
- Minimizes non licensed contractors from working in your market

This proven process requires the service provider pay a nominal filing fee at the time of submittal. There is no fee to register your company with The Compliance Engine. Once registered, pricing is viewable under **AHJ Name** icon in The Compliance Engine. If you are a licensed fire protection system contractor and are not currently registered with Brycer, please do so at www.thecomplianceengine.com.

We look forward to partnering with you to better protect and serve our community. We are confident this will benefit us ALL.

Sincerely,

Digital Signature

Name
Title
Department
Phone

EMAIL

Keys to Getting Started:

- Register at www.thecomplianceengine.com
- Sign up for training
- Complete account set up by entering all inspectors, inspector licenses, and company licenses
- Add Users and company logo for brand awareness
- Add TCE link to your webpage

Key Processes to Know: Check the TCE HELP Portal



for "How To" Visuals

- Select correct template for each report submitted: Fire Alarm, Sprinkler, Kitchen Hood, etc.
- Enter all test reports and type out deficiencies
- Attach pdf version of inspection report when using short form (fire protection systems only)
- Ensure all reports entered are submitted for payment
- Update deficiency tracking to inform AHJ that violations have been corrected
- Check notifications icon to track sent out by AHJ
- Open inspection reports are saved reports not yet submitted to AHJ, if not submitting these to AHJ delete
- Submit a new premises when necessary (if you cannot locate the premises in the existing database)
- View your transaction list to confirm correct payment
- Create new users when necessary
- Update credit card information

Systems Tracked: (CUSTOMIZABLE)

- Automatic Fire Sprinkler
- Automatic Closing Fire Assemblies
- 5yr Sprinkler System
- Fire Alarm System
- Commercial Kitchen Hood Suppression
- Commercial Kitchen Hood Cleaning
- Standpipe
- Active Smoke Control
- Private Hydrant System
- Fire Pump
- Fire Escape
- Gas Detection System
- Paint/Spray Booth
- Emergency Generator
- Emergency Radio Responder Coverage System
- Emergency Exit Lights
- Special Suppression
- Portable Fire Extinguishers

PRICING EMAIL

System Type	Price	Billing Frequency
5 Year Sprinkler	\$27.00	Per Submittal
Automatic Closing Fire Assembles	\$27.00	Per Submittal
Commercial Kitchen Exhaust (Cleaning)	\$27.00	Per Submittal
Emergency Exit Lights	\$27.00	Per Submittal
Emergency Power Generator	\$27.00	Per Submittal
Emergency Responder Radio Coverage System	\$27.00	Per Submittal
Fire Alarm	\$27.00	Per Submittal
Fire Pump	\$27.00	Per Submittal
Gas Detection System	\$27.00	Per Submittal
Hood Suppression System	\$27.00	Per Submittal
Paint/Spray Booth Suppression	\$27.00	Per Submittal
Portable Fire Extinguisher	\$27.00	Per Submittal
Private Fire Hydrants	\$27.00	Per Submittal
Smoke Control System	\$27.00	Per Submittal
Special Suppression	\$27.00	Per Submittal
Sprinkler System	\$27.00	Per Submittal
Standpipe	\$27.00	Per Submittal

*****REPORTS SUBMITTED AFTER 30 DAYS FROM THE INSPECTION DATE WILL INCURE A \$15.00 LATE FEE*****

*****REPORTS SUBMITTED AFTER 60 DAYS FROM THE INSPECTION DATE WILL INCURE A \$25.00 LATE FEE*****

*****Portable Fire Extinguishers Pricing*****

1-5 Extinguishers = \$16.00

6+ Extinguishers = \$21.00

Business Model: There is no cost to the jurisdiction for implementation, annual or ongoing maintenance, licensing or other services offered by BRYCER. At no time will there be an invoice addressed to the jurisdiction for implementation of TCE. BRYCER's system for collecting and processing orders is simple, an Inspection company registers with TCE, which requires their payment card to be recorded and stored by our payment processing partner. We meet and exceed all PCI DSS standards. An inspection company submits a report to the jurisdiction at which point their payment card is billed at the agreed upon rate, frequency (e.g. per system, per building) and posted against the jurisdiction. The inspection company receives an email receipt along with an audit log of their transactions recorded in their custom site. The jurisdiction and the property Owner are never billed or required to make payments.

Extent of Fees: BRYCER charges the inspection companies on a per system, per building basis. However, TCE will accept submission of reports done on all frequencies (e.g. annually, semi-annually, quarterly, monthly, weekly and daily).

Revenue Share Option: BRYCER's revenue share option is a way for the jurisdiction to recover costs for administering your Bureau of Fire Prevention's fire and life safety compliance goals. BRYCER will collect all fees due and payable by third party inspectors and remit the jurisdiction's remuneration on a quarterly basis via Check or ACH Direct Deposit Transfer.

BRYCER, L.P.
BRYCER ADVISORY GROUP, L.P.
2300 Cabot Dr
Suite 250
Lisle, IL 60532

May 7th, 2026

City of Maplewood
7601 Manchester Rd
Maplewood, MO 63143

Re: “The Compliance Engine”

Dear City of Maplewood:

We look forward to providing you with “The Compliance Engine” (the “Solution”) and the advisory services described below related to the Solution (the “Advisory Services”). This proposal letter provides the basic terms by which Brycer, L.P. (“Brycer”) and Brycer Advisory Group, L.P. (“BAGLP”) will provide you, City of Maplewood (“Client”), with the Solution and the Advisory Services. The use of the Solution, the Advisory Services and all matters among Brycer, BAGLP and Client will be subject to the standard “Terms and Conditions” attached to this proposal as Exhibit A. The basic terms are as follows:

1. **Term:** Brycer will provide Client with the Solution and BAGLP will provide the Advisory Services for three years, commencing _____ (the “Initial Term”). Thereafter, the Term shall automatically renew for successive three-year periods unless terminated by, as the case may be, Brycer or BAGLP, or Client in writing at least 180 days prior to the expiration of the then current Term (each, a “Renewal Term” and together with the Initial Term, the “Term”). Following the expiration or termination of the Term (as provided in the Terms and Conditions), Client shall stop using the Solution and BAGLP shall stop providing the Advisory Services; provided, however, Brycer shall make available, and Client shall have the right to download, Client’s data from the Solution for a period of 60 days after the expiration or termination of the Term. Client shall have the right to terminate this agreement upon giving 180 days’ written notice to each of Brycer and BAGLP.

2. **Fees:** Client shall not pay any fees for use of the Solution. Brycer will collect all fees due and payable by third party inspectors in connection with activities relating to the Solution.

3. **Brycer and BAGLP Responsibilities:** During the Term, Brycer and BAGLP, as the case may be, shall be responsible for the following in connection with Client’s use of the Solution and the Advisory Services:

- **Availability.** Brycer shall make the Solution available to Client as set forth on Exhibit B. The maintenance schedule and minimum service levels for the Solution are set forth on Exhibit B.
- **Service Level.** Brycer shall provide commercially reasonable levels of customer service with respect to the Solution to all third parties who transact business with Client and access the Solution.
- **Backup.** Brycer shall backup the database used in connection with the Solution to a separate server located within the same web hosting firm which the Solution is being hosted on a real time basis. Upon request by Client (which can be no more than once a month) or

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made prior to or within 60 days after the effective date of termination of the Term, Brycer will make available to Client a complete and secure (i.e. encrypted and appropriately authenticated) download file of Client data in XML format including all schema and attachments in their native format. Brycer shall maintain appropriate administrative, physical and technical safeguards for protection of the security, confidentiality and integrity of Client data. Brycer shall not (a) modify Client data or (b) disclose Client data except as required by law.

- **Retention of Information.** Brycer will maintain all information entered into the database by third party inspectors for at least five years from the time such information is entered into the database.
- **Notices.** Brycer will be responsible for generating and delivering the following notices to third parties in connection with the Solution: (a) reminders of upcoming inspections that are due; (b) notices that an inspection is past due; and (c) notices of completed inspection reports which contain one or more deficiencies.
- **Call Center.** Phone calls by Brycer on behalf of the Client to the property for EACH life-safety system overdue for service based on dates automatically tracked within the TCE database. Brycer is not an agent of the Client and all scripts for the overdue calls will be approved by the Client.
- **Updates and Enhancements.** In the event Brycer releases any updates, corrections, or enhancements to the Solution during the Term, Brycer shall promptly provide such updates or corrections to Client free of any charge or fee.
- **Advisory Services.** BAGLP will review the information entered into the Solution by third party inspectors (including compliance and deficient test results) to confirm their accuracy and completeness. On a case by case basis, BAGLP may provide recommendations, suggestions, comments and observations on the test results to the Client. BAGLP shall provide the Advisory Services using the Solution.

4. **Client Responsibilities:** During the Term, Client shall be responsible for the following in connection with Client's use of the Solution:

- **Operating System.** Client shall be solely responsible for providing a proper operating environment, including computer hardware or other equipment and software, for any portion of the Solution installed on the Client's equipment (the "Client Access Software") and for the installation of network connections to the Internet. In addition to any other Client Access Software requirements, Client must use version Edge, Firefox version 76, Chrome 60 or Safari (or more recent versions), in addition to having a .pdf reader installed on machines to view attachments.
- **Training.** Client shall allow Brycer at Client's facilities to train all applicable personnel of Client on the use of the Solution.
- **Information.** Client shall promptly provide each of Brycer and BAGLP with all appropriate information necessary for Brycer to create the database for the Solution, including without limitation: (a) all commercial building addresses within **City of Maplewood** for Brycer's initial upload; and (b) quarterly updates to in a format acceptable to Brycer in its discretion. Client shall promptly provide BAGLP with all appropriate information for BAGLP to perform the Advisory Services.
- **Enforcement.** Client shall take all actions necessary to require (e.g. resolution, ordinance, fire policy, code amendment) the use of the Solution by third party inspection companies.
- **Third-Party Reports.** Client will require all compliant and deficient test results to be submitted.

- **Compliance.** Client shall be responsible for remaining informed and updated, and causing its third party inspectors to be informed and updated, on all applicable rules, regulations, ordinances and other legal or regulatory requirements related to the underlying testing for which the Solution is being used by third party inspection companies. Client shall inform each of Brycer and BAGLP of any changes, updates or revisions to such rules, regulations, ordinances or requirements that may impact the functionality, compliance, or appropriate use of the Solution or the Advisory Services provided by BAGLP hereunder.
- **Collaboration.** Client shall make reasonable efforts to collaborate with each of Brycer and BAGLP to ensure that the Solution is used, and the Advisory Services are provided, in accordance with all relevant requirements.

5. **Ownership of Data.** Client owns all the non-public data provided by Client and received from third party contractors for Client. Brycer and BAGLP shall maintain appropriate administrative, physical and technical safeguards for protection of the security, confidentiality and integrity of Client's data.

Please acknowledge your acceptance of this proposal and our standard Terms and Conditions by counter-signing this proposal below. We look forward to a long-term and mutually beneficial relationship with you.

Brycer, L.P.

By: _____
Its: _____

Brycer Advisory Group, L.P.

By: _____
Its: _____

Acknowledged and Agreed to this
___ day of _____, 20___:

[City of Maplewood]

By: _____
Its: _____

Exhibit A

Terms and Conditions

Any capitalized terms not defined in these Terms and Conditions shall have the meaning assigned to it in that certain Letter Agreement attached hereto by and among Brycer, L.P. (“Brycer”) and Brycer Advisory Group, L.P. (“BAGLP”), on the one hand, and Client, on the other hand (the “Agreement”). As used in these Terms and Conditions, “Brycer” means either or both of Brycer or BAGLP, as the case may be depending on the provider of the applicable services described and referred to below.

1. Restrictions on Use. Client shall not copy, distribute, create derivative works of or modify the Solution or the work product resulting from the Advisory Services (the “Work Product”) in any way. Client agrees that: (a) it shall only permit its officers and employees (collectively, the “Authorized Users”) to use the Solution and the Work Product for the benefit of Client; (b) it shall use commercially reasonable efforts to prevent the unauthorized use or disclosure of the Solution or the Work Product; (c) it shall not sell, resell, rent or lease the Solution or the Work Product; (d) it shall not use the Solution to store or transmit infringing or otherwise unlawful or tortious material, or to store or transmit material in violation of third party rights; (e) it shall not interfere with or disrupt the integrity or performance of the Solution, the Advisory Services, the Work Product or third-party data contained therein; (f) it shall not reverse engineer, translate, disassemble, decompile or otherwise attempt to create any source code which is derived from the Solution; (g) it shall not permit anyone other than the Authorized Users to view or use the Solution or the Advisory Services and any screen shots of the Solution or the Work Product; and (h) it shall not disclose the features of the Solution or the Work Product to anyone other than the Authorized Users. Client is responsible for all actions taken by the Authorized Users in connection with the Solution and the Advisory Services.
2. Proprietary Rights. All right, title and interest in and to the Solution, the features of the Solution and images of the Solution as well as any and all derivative works or modifications thereof (the “Derivative Works”), and any accompanying documentation, manuals or other materials used or supplied under the Agreement or with respect to the Solution or Derivative Works (the “Documentation”), and any reproductions works made thereof, remain with Brycer. Brycer shall have the right to use the Derivative Works, the Work Product, the Documentation and any data used in connection with the foregoing to provide the services under the Agreement and to analyze, improve, expand and enhance the functionality and performance of the Solution, the Advisory Services and related offerings. Client shall not remove any product identification or notices of such proprietary rights from the Solution. Client acknowledges and agrees that, except for the limited use rights established hereunder, Client has no right, title or interest in the Solution, the Derivative Works or the Documentation.
3. Independent Contractor. Nothing in the Agreement may be construed or interpreted as constituting either party hereto as the agent, principal, employee or joint venturer of the other. Each party hereto is an independent contractor. No party may assume, either directly or indirectly, any liability of or for another party. No party has the authority to bind or obligate another party and no party may represent that it has such authority.
4. Reservation of Rights. Brycer reserves the right, in its sole discretion and with prior notice to Client, to discontinue, add, adapt, or otherwise modify any design or specification of the Solution, the contents of any Work Product, and/or Brycer’s policies, procedures, and requirements specified or related hereto. All rights not expressly granted to Client are reserved to Brycer, including the right to provide all or any part of the Solution or similar Work Product to other parties.
5. Use of Logos. During the term of the Agreement, Brycer shall have the right to use Client’s logos for the purpose of providing the Solution to Client and for the purpose of preparing and making available the Work Product to Client.
6. Confidential Information. Each party acknowledges and agrees that in providing the Solution and the Advisory Services, each party, as the case may be, may disclose to the other party certain confidential, proprietary trade secret information (“Confidential Information”). Confidential Information may include, but is not limited to, the Solution, the Work Product, computer programs, flowcharts, diagrams, manuals, schematics, development tools, specifications, design documents, marketing information, financial information or business plans. Each party agrees that it will not, without the express prior written consent of the disclosing party, disclose any Confidential Information or any part thereof to any third party. Notwithstanding the foregoing, the parties acknowledge that each party shall be permitted to comply with any and all federal and state laws concerning disclosure provided that any such required disclosure will not include any of Brycer’s screen shots. The disclosing party shall provide prior written notice of any required disclosure of the nondisclosing party’s Confidential Information to the nondisclosing party and shall disclose only the information that is required to be disclosed by law. In the event that Client requests from Brycer any reports or other information (including the Work Product) for purposes of complying with federal and state disclosure laws, Brycer shall provide such information within five business days following such request, to the extent legally permissible. Confidential Information excludes information: (a) that is or becomes generally available to the public through no fault of the receiving party; (b) that is rightfully received by the receiving party from a third party without limitation as to its use; or (c) that is independently developed by receiving party without use of any Confidential Information. At the termination of the Agreement, each party will return to the disclosing party all Confidential Information of the disclosing party; provided, however that Brycer may retain a copy of such Confidential Information of Client to comply with applicable law or a bona fide record retention policy. Each party also agrees that it shall not duplicate, translate, modify, copy, printout, disassemble, decompile or otherwise tamper with any Confidential Information of the other party or any firmware, circuit board or software provided therewith, except for the purposes set forth in the Agreement.
7. Brycer Warranty. Brycer represents and warrants to Client that Brycer has all rights necessary in and to any patent, copyright, trademark, service mark or other intellectual property right used in, or associated with, the Solution, and that Brycer is duly authorized to enter into the Agreement and provide the Solution to Client pursuant to the Agreement.
8. Disclaimer. All information, as well as all conclusions as to the condition of any testing site, entered into Brycer’s database or submitted in connection with the Advisory Services is produced by third party inspectors and their agents. **THEREFORE, BRYCER SPECIFICALLY DISCLAIMS ANY REPRESENTATION OR WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF ANY INFORMATION ENTERED INTO BRYCER’S DATABASE BY EITHER CLIENT OR THIRD PARTY INSPECTORS, INCLUDING IN CONNECTION WITH THE PREPARATION AND PROVISION OF THE ADVISORY SERVICES, WHICH ARE MADE IN RELIANCE UPON SUCH INFORMATION. EXCEPT AS SET FORTH IN SECTION 7, BRYCER MAKES NO OTHER WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE SOLUTION, THE ADVISORY SERVICES OR THE WORK PRODUCT OR ANY OTHER INFORMATION OR THE CONTENTS THEREIN AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, ARE HEREBY DISCLAIMED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF**

MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. BRYCER'S SOLE LIABILITY FOR BREACH OF THE REPRESENTATION AND WARRANTY SET FORTH IN SECTION 7, AND CLIENT'S SOLE REMEDY, SHALL BE THAT BRYCER SHALL INDEMNIFY AND HOLD RECIPIENT HARMLESS, ON A SEVERAL AND NOT JOINT BASIS, CLIENT FROM AND AGAINST ANY LOSS, SUIT, DAMAGE, CLAIM OR DEFENSE ARISING OUT OF BREACH OF THE REPRESENTATION AND WARRANTY SET FORTH IN SECTION 7.

9. **LIMITATION ON DAMAGES.** BRYCER, ON A SEVERAL AND NOT JOINT BASIS, SHALL ONLY BE LIABLE TO CLIENT FOR DIRECT DAMAGES PURSUANT TO THE AGREEMENT. EXCEPT AS OTHERWISE PROVIDED IN SECTION 7, IN NO EVENT SHALL BRYCER BE LIABLE FOR OR OBLIGATED IN ANY MANNER FOR SPECIAL, CONSEQUENTIAL, OR INDIRECT DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF USE, LOSS OF PROFITS OR SYSTEM DOWNTIME. CLIENT ACKNOWLEDGES AND AGREES THAT IN NO CASE SHALL BRYCER'S LIABILITY FOR ANY LOSS OF DATA OR DATA INTEGRITY EXCEED THE REPLACEMENT COST OF THE MEDIA ON WHICH THE DATA WAS STORED. BRYCER'S SHALL BE NOT LIABLE FOR ANY NON-COMPLIANCE, PENALTIES OR OPERATIONAL DISRUPTIONS RESULTING FROM CLIENT'S FAILURE TO (A) STAY INFORMED AND IN COMPLIANCE WITH, (B) PROVIDE BRYCER TIMELY UPDATES OF APPLICABLE RULES REGULATIONS OR ORDINANCES, OR (C) ACT IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS OR ORDINANCES, OR IN ACCORDANCE WITH THE CONCLUSIONS SET FORTH IN ANY TEST OR WORK PRODUCT, WHICH MAY AFFECT THE SOLUTION OR THE ADVISORY SERVICES (INCLUDING THE WORK PRODUCT) PROVIDED HEREUNDER.
10. **Risks Inherent to Internet.** Client acknowledges that: (a) the Internet is a worldwide network of computers, (b) communication on the Internet may not be secure, (c) the Internet is beyond the control of Brycer, and (d) Brycer does not own, operate or manage the Internet. Client also acknowledges that there are inherent risks associated with using the Solution, including but not limited to the risk of breach of security, the risk of exposure to computer viruses and the risk of interception, distortion, or loss of communications. Client assumes these risks knowingly and voluntarily releases Brycer from all liability from all such risks. Not in limitation of the foregoing, Client hereby assumes the risk, and Brycer shall have no responsibility or liability of any kind hereunder, for: (1) errors in the Solution and the Work Product resulting from misuse, negligence, revision, modification, or improper use of all or any part of the Solution by any entity other than Brycer or its authorized representatives (including without limitation, BAGLP for the provision of the Advisory Services hereunder); (2) any version of the Solution other than the then-current unmodified version provided to Client; (3) Client's failure to timely or correctly install any updates to the Client Access Software; (4) problems caused by connecting or failure to connect to the Internet; (5) failure to provide and maintain the technical and connectivity configurations for the use and operation of the Solution that meet Brycer's recommended requirements; (6) nonconformities resulting from or problems to or caused by non-Brycer products or services; or (7) data or data input, output, accuracy, and suitability, which shall be deemed under Client's exclusive control.
11. **Indemnity.** Brycer, severally and not jointly (the "Indemnifying Party"), will defend and indemnify Client against any damages, losses, liabilities, causes of action, costs or expenses arising from Brycer's breach of the Agreement, gross negligence or intentional misconduct. Client will defend and indemnify Brycer against any damages, losses, liabilities, costs or expenses (including reasonable attorneys' fees) arising from Client's breach of the Agreement, gross negligence or intentional misconduct. Client acknowledges that Brycer does not create any of the data and information included in the Solution or described in the Work Product, is not responsible for any such data or information, and makes and may assess or make any suggestions or recommendations in the Work Product solely in reliance on such data or information. Client will defend and indemnify Brycer against any damages, losses, liabilities, costs or expenses (including reasonable attorneys' fees), claims, demands, suits or proceedings made or brought against Brycer (individually or collectively) by a third party in connection with Client's or an Authorized User's use of the Solution or the contents of the Work Product, or any action or inaction taken by a third party, including, but not limited to, third party inspectors, in connection with such third party providing services for Client or otherwise at Client's or an Authorized User's request or direction.
12. **Breach.** Brycer shall have the right to terminate or suspend the Agreement, and all of Client's rights hereunder, immediately upon delivering written notice to Client detailing Client's breach of any provision of the Agreement. If Client cures such breach within 5 days of receiving written notice thereof, Brycer shall restore the Solution and Client shall pay any fees or costs incurred by Brycer in connection with the restoration of the Solution.
13. **Illegal Payments.** Client acknowledges and agrees that it has not received or been offered any illegal or improper bribe, kickback, payment, gift or anything of value from any employee or agent of Brycer in connection with the Agreement.
14. **Beneficiaries.** There are no third party beneficiaries to the Agreement.
15. **Force Majeure.** No party shall be responsible for any failure to perform due to unforeseen, non-commercial circumstances beyond its reasonable control, including but not limited to acts of God, war, riot, embargoes, acts of civil or military authorities, fire, floods, earthquakes, blackouts, accidents, or strikes. In the event of any such delay, any applicable period of time for action by said party may be deferred for a period of time equal to the time of such delay, except that a party's failure to make any payment when due hereunder shall not be so excused.
16. **Notices.** All notices required in the Agreement shall be effective: (a) if given personally, upon receipt; (b) if given by facsimile or electronic mail, when such notice is transmitted and confirmation of receipt obtained; (c) if mailed by certified mail, postage prepaid, to the last known address of each party, three business days after mailing; or (d) if delivered to a nationally recognized overnight courier service, one business day after delivery.
17. **JURISDICTION AND VENUE.** THE AGREEMENT SHALL BE GOVERNED BY, CONSTRUED AND INTERPRETED IN ACCORDANCE WITH, AND ENFORCEABLE UNDER, THE LAWS OF THE STATE IN WHICH CLIENT EXISTS APPLICABLE TO CONTRACTS MADE IN SUCH STATE AND THAT ARE TO BE WHOLLY PERFORMED IN SUCH STATE WITHOUT REFERENCE TO THE CHOICE-OF-LAW PRINCIPLES OF SUCH STATE. THE PARTIES IRREVOCABLY AGREE THAT ALL ACTIONS OR PROCEEDINGS IN ANY WAY, MANNER OR RESPECT ARISING OUT OF OR FROM OR RELATED TO THE AGREEMENT SHALL BE LITIGATED ONLY IN COURTS LOCATED WITHIN THE STATE IN WHICH CLIENT EXISTS. THE PARTIES HEREBY CONSENT AND SUBMIT TO THE EXCLUSIVE JURISDICTION OF ANY LOCAL, STATE OR FEDERAL COURT LOCATED WITHIN SAID STATE. THE PARTIES HEREBY WAIVE ANY RIGHTS THEY MAY HAVE TO TRANSFER OR CHANGE VENUE OF ANY SUCH ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THE AGREEMENT. THE PARTIES WAIVE ANY RIGHT TO TRIAL BY JURY ON ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS UNDER THE AGREEMENT, AND AGREE THAT ANY SUCH ACTION OR PROCEEDING SHALL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY.
18. **Attorneys' Fees.** The prevailing party in any proceeding in connection with the Agreement shall be entitled to recover from the non-prevailing party all costs and expenses, including without limitation, reasonable

attorneys' and paralegals' fees and costs incurred by such party in connection with any such proceeding.

19. Entire Agreement. The Agreement, including these Terms and Conditions which are hereby incorporated by reference, sets out the entire agreement between the parties relative to the subject matter hereof and supersedes all prior or contemporaneous agreements or representations, oral or written.
20. Amendment. The Agreement may not be altered or modified, except by written amendment which expressly refers to the Agreement and which is duly executed by authorized representatives of all parties. The waiver or failure by either party to exercise or enforce any right provided for in the Agreement shall not be deemed a waiver of any further right under the Agreement. Any provision of the Agreement held to be invalid under applicable law shall not render the Agreement invalid as a whole, and in such an event, such provision shall be interpreted so as to best accomplish the intent of the parties within the limits of applicable law. The Agreement may be executed by facsimile

and in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

21. Expiration. The rights and obligations contained in these Terms and Conditions shall survive any expiration or termination of the Agreement.
22. Separation of Services. Client acknowledges and agrees that each of Brycer and BAGLP are separate and distinct entities, each providing its respective services under the Agreement independently of the other. Each of Brycer and BAGLP shall be solely responsible for the performance, quality and delivery of the services it provides, as well as for any obligations, liabilities or claims arising out of or relating to its respective services. Neither Brycer nor BAGLP shall be liable for the services performed or obligations undertaken by the other, and no joint liability shall arise as a result of their respective roles under the Agreement.

Exhibit B

Maintenance Schedule and Minimum Service Levels

1. **Uptime and Maintenance.**

The Solution shall be available 24 hours per day during the term of this Agreement. The Solution shall be fully functional, timely and accessible by Client at least 99.5% of the time or better and Brycer shall use reasonable efforts to provide Client with advance notice of any unscheduled downtime.

2. **Response Time.**

Brycer shall respond to telephone calls from Client within two hours of the call and/or message and all emails from Client within two hours of the receipt of the email.

3. **Customer Support**

Customer support hours are 24/7/365. The number is 630-413-9511.

Brycer will assign Client a dedicated customer representative with direct access to their email and work number.

RESOLUTION

R26-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, TO EXECUTE AN AGREEMENT WITH BRYCER, L.P. AND BRYCER ADVISORY GROUP, L.P. FOR FIRE AND LIFE SAFETY INSPECTION COMPLIANCE SERVICES

WHEREAS, Brycer, L.P. and Brycer Advisory Group, L.P. provide the Compliance Engine, a cloud-based platform for tracking fire and life safety inspection compliance; and

WHEREAS, the platform is provided at no cost to the City or property owners, with fees paid by third-party inspection contractors on a per-submittal basis; and

WHEREAS, the agreement requires the City to adopt a resolution requiring third-party fire protection system inspection contractors operating within the City’s jurisdiction to register with and submit all compliant and deficient inspection reports through the Compliance Engine.

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

Section I. The City Manager is hereby authorized and directed to execute an agreement with Brycer, L.P. and Brycer Advisory Group, L.P. for The Compliance Engine fire and life safety inspection compliance platform, for an initial term of three years commencing upon execution.

Section II. All third-party contractors who inspect, test, or maintain fire protection systems within the City of Maplewood are hereby required to register with The Compliance Engine and submit all compliant and deficient inspection, testing, and maintenance reports electronically through The Compliance Engine in accordance with the testing schedule and requirements of the City’s adopted fire code.

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

Passed this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: June 5, 2026
Re: **Professional Services Agreement Recommendation for Bond Referendum
Community Engagement and Communications Services**

The attached resolution authorizes the City Manager to execute a professional services agreement with Discovery Works Collaborative for Bond Referendum Community Engagement and Communications Services at a cost not to exceed \$65,000.

Following the April 7, 2026 Proposition M election, in which the \$10.6 million general obligation bond for police facility expansion and City Hall renovation received 53.4% voter support but fell short of the required four-sevenths supermajority, City Council authorized staff to seek professional services for community engagement and strategic communications to support a November 3, 2026 ballot effort. The City issued a Request for Proposals on May 4, 2026. Four proposals were received by the May 22 deadline from Discovery Works Collaborative, LINK Strategic Partners and AHC Consulting, Novella, and Vector Communications.

Proposals were evaluated by a five-member selection committee made up of myself, Police Chief Matt Nighbor, Community Development Director Laura Miller, Ward 1 Council Member C. Wiley, and Ward 3 Council Member Nick Homa. We used a 50-point scoring rubric across five criteria: bond referendum experience, Missouri knowledge and legal compliance, research and engagement methodology, “second-attempt” strategic approach, and budget and value. The committee conducted virtual interviews with each firm during the week of May 25, 2026. Scores are summarized below.

	Discovery Works	LINK / AHC	Novella	Vector Communications
Average Score	41.8	39.6	29.8	32.4

The selection committee recommends Discovery Works Collaborative, which received the highest score from every evaluator.

Discovery Works Collaborative has worked with more than 200 public entities on over 70 issue-based campaigns in the past five years, securing more than \$3 billion in bond and operating funding, with an 84% or higher success rate on issue-based campaigns since 2016. The committee found the firm’s track record with second-attempt and narrow-margin campaigns particularly relevant, including a successful April 2026 operating increase for the City of Richmond Heights (83% yes), two successful elections for the City of Brentwood, and a use tax passage for the City of St. Charles after four consecutive failed ballot attempts. The firm does not work with political candidates or parties.

Project leadership will be provided by Jennifer Volk, President and Chief Executive Officer, and Chris Tennill, Chief Strategic Communications Officer, who presented at the evaluation interview. The firm proposes a research-first approach beginning with community input sessions and a 300-sample mixed-mode public opinion survey, with findings informing a communications plan covering direct mail, social media, digital advertising, video content, website updates, and in-person community engagement through Election Day, followed by post-election analysis.

Given the breadth of the firm's research, surveying, and analysis work, staff feels that the insights gathered through this process will deliver value well beyond the November election. A statistically valid, professionally administered survey of Maplewood residents will give the City a clear picture of voter sentiment around the proposed facilities investment, but also broader community attitudes toward City services and long-range facilities planning. That data will help inform more evidence-based decision-making around capital planning, infrastructure priorities, and the City's long-term service delivery model, including potential future collaboration or consolidation initiatives with neighboring communities. Staff views this engagement as an opportunity to build a research foundation that serves City planning into the future.

Discovery Works' original proposal included \$80,500 in professional fees plus out-of-pocket expenses. City Council previously authorized a project budget of \$50,000. Account 11-0100-60400 (Legislative Professional Services) has a revised budget of \$65,000, and staff requests authorization at that not-to-exceed amount. The increased budget reflects the committee's view that a formal public opinion research phase is essential to a successful second-attempt strategy and distinguishes the November effort from the April approach. Staff will negotiate the final agreement terms to ensure that the proposed communications services detailed in the proposal meet but do not exceed our needs for this engagement.

DISCOVERY WORKS

COLLABORATIVE 

CITY OF MAPLEWOOD

RESPONSE TO REQUEST FOR PROPOSALS (RFP) BOND REFERENDUM COMMUNITY ENGAGEMENT AND COMMUNICATIONS SERVICES

CLIENT REPRESENTATIVE:

Amber Withycombe
City Manager
City of Maplewood
7601 Manchester Road
Maplewood, MO 63143
awithycombe@maplewoodmo.gov

DISCOVERY WORKS COLLABORATIVE REPRESENTATIVES:

Jennifer Volk, President & CEO
314.472.3391 office
314.608.8424 cell
jennifer@discoveryworksco.com

1034 S. Brentwood Blvd.
Suite 1401
Richmond Heights, MO 63117

DATE SUBMITTED:

May 21, 2026



*We're in our new era. Creative Entourage is now Discovery Works Collaborative.
You can learn more at discoveryworkscollaborative.com/name-change*

DISCOVERY WORKS

COLLABORATIVE 

1. COVER LETTER

Dear Ms. Withycombe,

Thank you for the opportunity to submit this proposal. We would be grateful to support Maplewood as the City continues its conversation with residents about the future of its municipal facilities.

The April election showed that many voters saw the need, but it also made clear that more listening, more clarity and more community understanding are needed before November. With low turnout, the election results do not tell the whole story. Many residents may still be learning what the City is facing, why the facility needs matter and what the proposal would mean for them.

We understand this next effort cannot feel like the first one with a new date attached. It should start by listening, testing what we hear through research and using that information to shape clear, factual communication. That means reaching people who did not attend a meeting or tour, answering questions about cost and need, and helping residents understand what is at stake if the work is delayed.

This is the kind of work our team does every day. We help communities navigate public decisions involving aging facilities, public safety needs, tax impact, skepticism and second-attempt elections. These efforts require more than strong materials. They require judgment: when to listen, what to test, how to explain complex information in plain language and how to keep the conversation grounded in facts.

We also know this local landscape. Our team has recent experience in Richmond Heights and helped support two successful elections in Brentwood. That nearby experience matters. Maplewood residents are engaged, informed and attentive to how public dollars are used. We understand the care required when a city asks residents to consider an investment in public facilities.

If selected, Discovery Works Collaborative is prepared to move quickly. Our approach connects resident input, public opinion research, strategic messaging and communications support so the City can move into the fall with a clear plan and useful materials. We also understand the legal boundaries of municipal communication and will keep the work focused on public information, not advocacy. We can meet the City's timeline requirements and are prepared to begin work immediately upon selection and contract approval. This proposal is submitted by Discovery Works Collaborative, and I am authorized to commit the firm to the offer and perform the work described.

Thank you again for the opportunity. We would be honored to work with the City of Maplewood on this important effort.

Sincerely,



Jennifer Rolwes Volk • President & CEO

2. FIRM INFORMATION



AT DISCOVERY WORKS COLLABORATIVE, OUR APPROACH BLENDS PUBLIC OPINION RESEARCH, COMMUNITY ENGAGEMENT, AND STRATEGIC COMMUNICATIONS TO DRIVE MEANINGFUL CHANGE.

With more than 50 years of combined experience and an 84%+ success rate at the polls, our work has strengthened communities nationwide and empowered leaders to achieve their goals. We know of no other agency with our expertise in linking municipalities to their communities in this unique way.

Our history reflects a deep commitment to collaboration and discovery. Over 30 years ago, our team pioneered community engagement strategies for public entities with UNICOM-ARC. In 2020, the team joined Creative Entourage, integrating the best practices in public opinion research and community engagement with cutting-edge creative services. As we continued to grow and refine our approach, we recognized the key to success: empowering communities through collaboration. This belief led us to become Discovery Works Collaborative in 2025, this new name reflects both our legacy and our mission. Discovery Works Collaborative is a woman-owned LLC, led by President and CEO Jennifer Volk.

Our services include working with communities to develop and implement ballot proposals for municipalities, fire protection districts and school districts. Over the past five years alone, our team has worked on more than 70 issue-based campaigns, resulting in more than \$3 billion in bond funding and billions more in additional operating revenue.

It's important to note, we don't play politics or work with political candidates or parties, instead we're committed to our mission: empowering communities through informed decision-making.

Worked with more than
200
Public Entities

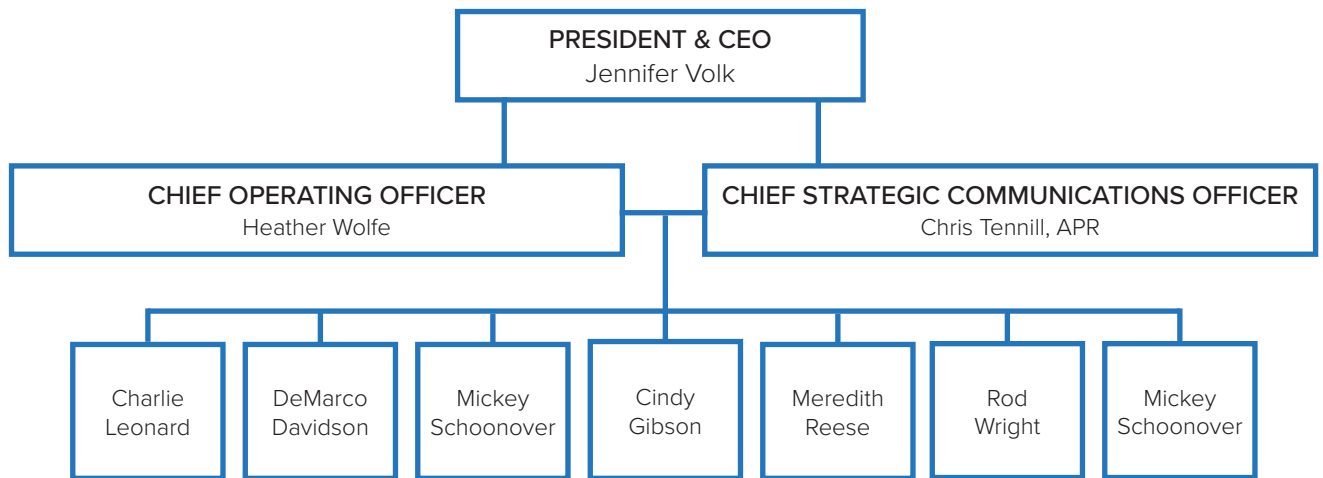
84%+
Success rate on issue-based campaigns
Since 2016

Company Information & Primary Contact
Jennifer Volk,
President & CEO
Phone 314.472.3391
Email jennifer@discoveryworkscs.com
1034 S. Brentwood Blvd.
Suite 1401
Richmond Heights, MO 63117

2. FIRM INFORMATION

ORGANIZATIONAL CHART AND PROJECT MANAGEMENT STRUCTURE

Based on our current understanding of the project, Jennifer Volk, Chris Tennill and Heather Wolfe will serve as the project leads for this program. We will subcontract with Creative Entourage, led by President Elizabeth Arway, for creative services including graphic design, video and print production. Once the final project schedule, scope of work and client needs are confirmed, we will establish an official point of contact to ensure clear communication and coordination throughout the process.



CITY RESOURCES

Our team is prepared to work collaboratively with city staff to conduct a successful initiative. For successful implementation, we will ask the city to appoint an internal coordinator to facilitate smooth communication between our teams and to assist with logistics such as scheduling input sessions and sharing communications tools.

Our team will create a suite of communication tools aimed at reaching your stakeholders. However, the implementation of these tools will necessitate the city communication team’s involvement in distributing them through the appropriate channels. This could include tasks such as posting social media content and graphics we create to city accounts and circulating fliers to community organizations - actions that can only be performed by city personnel.

DISCOVERY WORKS

COLLABORATIVE 

3. RELEVANT EXPERIENCE AND QUALIFICATIONS

Discovery Works Collaborative helps municipalities turn complicated public decisions into clear, community-grounded action.

For decades, our team has worked with cities and other public agencies on community engagement, public opinion research and strategic communications for a variety of ballot initiatives. In the past five years alone, our work includes more than 70 successful public entity elections, helping secure more than \$3 billion for facilities, staffing, public safety and long-range capital needs.

Every recommendation we make is rooted in data and research. Our communications strategy, community listening and engagement plans are built from what we learn through public opinion research, not assumptions. That information helps us understand where residents are starting, what they already know, what they question and what they need to know before they can make an informed decision.

In Missouri and nationwide, we have assisted with local funding proposals that require more than awareness. They require trust, clear facts and a real understanding of how residents make decisions. We also understand Missouri municipal elections, the line between public information and advocacy, and the practical realities elected officials and city staff face when communicating with taxpayers.

That experience matters when a city is returning to voters after a proposal has fallen short. In those moments, the answer is rarely to say the same thing louder. The work starts with listening, then using what residents tell us to build a stronger path forward. We use research, focus groups and community engagement to understand what people heard, what they questioned and what information they still need. For municipalities, that often means making issues like aging facilities, emergency response, staffing, infrastructure and tax impact easier to understand while still respecting the complexity of the decision. We also provide the writing, design, video and digital content needed to help residents see the need, understand the choice before them and have confidence their city has a solid plan for the future.

**SCAN THIS CODE TO SEE SAMPLE VIDEOS
AND ADDITIONAL EXAMPLES OF OUR WORK**



DISCOVERY WORKS

COLLABORATIVE 

3. RELEVANT EXPERIENCE AND QUALIFICATIONS

Our team has nearly **50 years of experience** working on **hundreds of elections** for municipalities, fire districts, school districts and community colleges. Below is a sample of some of the Missouri campaigns we have assisted with since 2018.



CLIENT	ELECTION DATE	PROPOSAL	SERVICES PROVIDED			RESULTS	
			RESEARCH	INFORMATIONAL EFFORT	VOTE YES CAMPAIGN	YES	NO
City of Clayton	11/2018	Use Tax		●	●	58%	42%
Parkway School District	4/2018	\$110 Million Bond	●	●	●	74%	26%
School District of Clayton	4/2019	56-Cent Rate Increase	●	●	●	64%	36%
City of Brentwood	4/2019	1/2 Cent Sales Tax	●	●	●	75%	25%
Cottleville Fire Protection District	6/2020	\$16 Million Bond		●		81.66%	18.34%
O'Fallon Fire Protection District	11/2020	Pension Tax		●	●	53.47%	46.53%
Cottleville Fire Protection District	11/2020	Pension Tax		●		51.61%	48.39%
Central County Fire & Rescue	11/2020	Pension Tax		●	●	51.10%	48.90%
City of Brentwood	11/2020	Use Tax	●	●	●	52.68%	47.32%
Kirkwood School District	4/2021	\$61.2 Bond	●			67.59%	32.41%
St. Louis Community College	8/2021	8-Cent Operating Rate Increase	●	●		58.02%	41.98%
City of Webster Groves	4/2022	Use Tax		●		56%	45%
Park Hill School District	4/2022	Operating Increase	●	●	●	66%	34%
Pattonville School District	4/2022	\$111 Million Bond	●		●	79%	21%
Hazelwood School District	11/2022	\$130 Million Bond		●	●	79.2%	20.8%
Edwardsville District 7	4/2023	\$100 Million Bond	●	●	●	64.5%	35.5%
City of St. Charles	4/2023	Use Tax	●		●	54.3%	45.7%
O'Fallon Fire Protection District	4/2023	\$16 Million Bond		●	●	73%	27%
Monarch Fire Protection District	8/2023	19-Cent Operating Rate Increase	●	●	●	64%	36%
Wentzville Fire Protection District	8/2023	\$35 Million Bond	●	●	●	71%	29%
Lemont Fire Protection District	11/2024	\$46 Million Bond	●	●	●	61%	39%
Cottleville Fire Protection District	11/2024	12-Cent Operating Rate Increase		●		62%	38%
City of Kirkwood	11/2024	1/2-Cent TDD Sales Tax		●	●	65%	35%
Meramec Ambulance District	4/2024	\$13 Million Bond		●		58%	42%
City of Richmond Heights	4/2026	Operating Increase	●	●	●	83%	17%



3. RELEVANT EXPERIENCE AND QUALIFICATIONS



CASE STUDY **CITY OF BRENTWOOD**



Our team worked with the City of Brentwood (MO) on two programs. First, in 2018 and 2019, we helped engage the community in Brentwood Bound, a comprehensive revitalization project for the Manchester Road corridor in the City of Brentwood.

The project included development and implementation of a comprehensive community engagement program, communications and outreach efforts and an informational referendum campaign.

Utilizing existing brand standards, our team developed all supporting materials including multiple direct mail pieces, outdoor signage, a billboard, community open house materials and more. The effectiveness of the program was monitored mid-way through the program with an online public opinion survey, which found that 78.5% of respondents were familiar with Brentwood Bound. Another measurement of success was a successful sales tax referendum to fund the Brentwood Bound plan, which passed with 75.3% voter approval.

In 2020 we assisted with a use tax proposal. These proposals can be confusing, and are often lost at the polls. Survey data showed there was an initial support level of 31%, upon providing more information about the proposal support levels improved to 49% on the survey. Through an extensive informational and separate vote-yes program based on the survey data, we helped the City pass the Prop. 1 use tax proposal with 52.6% approval.

DISCOVERY WORKS

COLLABORATIVE

clockwise

Brentwood Bound:

- Community Event Display Boards
- Billboard
- Postcard

Historic Flooding

1950 June 1957 1970 May 1976 June 1973

Manchester Road Improvements

In late 2020, the Missouri Department of Transportation is planning to reconfigure Manchester Rd. between Lindbergh Blvd. and Big Bend Blvd. as a part of that project. MODOOT is planning to make significant improvements to address along as much of the corridor as possible, including:

- 17th and 18th Street
- 19th Street
- 21st Street
- 23rd Street
- 25th Street
- 27th Street
- 29th Street
- 31st Street
- 33rd Street
- 35th Street
- 37th Street
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Brentwood Bound
Building a Bright Future

Brentwood Bound Plan

There are three components to the renewal of the Manchester Road corridor in the City of Brentwood. Together, these projects will help us overcome long-term challenges while enhancing our community for decades to come and providing an opportunity for park and recreational spaces to be enjoyed by all Brentwood residents.

Deer Creek Flood Mitigation • Manchester Road Improvements • Deer Creek Greenway Connector

Community Planning

Brentwood Bound Community Task Force
A group of community members is leading a process to inform the community about the Brentwood Bound plan and gather feedback. This group will prepare a report of recommendations for the next steps of the plan to City leadership in December.

Members of the Task Force:

Katy Barnes	John Fluembarger	Les Truman
Steve Clark	Greg Byrdens	Paul Turner
Phagee Fricke	Keith Henderson	Phyllis Uhlme
Lynn Pfinggen	Brad Schneider	Helenise Lillard

Manchester Planning Advisory Committee (MPAC)
At the July 16, 2020 meeting, the Board of Aldermen adopted Ordinance No. 4407 imposing a moratorium of up to six months on development of use of property located within the eastern portion of the Brentwood Bound Plan. The purpose of the moratorium is to allow sufficient time for proper land use study, effective community engagement, Comprehensive Plan reviews if necessary, and consideration of any appropriate zoning law amendments, or other actions. The Manchester Planning Advisory Committee was established to provide a meeting venue for the Manchester Bound Council. During the moratorium, this Committee will help to develop a more complete development plan for the area and zoning ordinance programs directed at achieving the development goals recommended for the area.

Brentwood Bound
Building a Bright Future

Learn more about Brentwood Bound
BrentwoodBound.org • 314.963.1111

Brentwood Bound Community Open House

Stop by anytime to learn more about Brentwood Bound and talk with engineers, planners and other experts who are working on the different components of the plan.

Wednesday, March 6
5:00 - 9:00 p.m.
Brentwood School District Conference Center
1201 Hanley Industrial Court • Brentwood, MO 63144

This information was prepared and paid for by the City of Brentwood, Project Designer Thornton, Stark & Brentwood, Brentwood, MO 63105. This information is provided for informational purposes only and does not constitute an offer of insurance. It is not intended to constitute, support or replace the coverage in any of the policies. Each order should refer to the specific policy. Based on facts and best judgment.

Brentwood Bound
Building a Bright Future

A comprehensive solution to overcome flooding and public safety challenges in this area.
BrentwoodBound.org

A rendering of the potential future of this intersection

clockwise

- Brentwood Prop. 1 Info - Postcard
- Brentwood Prop. 1 Info - Facebook Graphics
- Brentwood Prop. 1 Info - Mailer

BRENTWOOD PROP. 1

Not an Additional Sales Tax

Fact 1
Prop. 1 will not increase the local sales tax.
This proposal will not increase or change our local sales tax. The local sales tax will remain exactly the same. For the vast majority of purchases made by our local residents, passing this proposal will not change anything. The use tax is applied to some out-of-state and online purchases and is only collected when sales taxes are not already collected by the seller. The state of Missouri already collects the state use tax. This proposal simply adds our local portion.

Fact 2
Out-of-state retailers will be subject to the same tax rate as local retailers.
Brentwood's local retailers collect sales taxes. While some out-of-state retailers collect our local sales tax, others do not. The use tax will subject all retail sales, in-state, out-of-state, and online purchases to the same tax rate.

Fact 3
When development occurs in Brentwood, materials and goods purchased out of state will be subject to the use tax if local sales taxes are not paid.
Following completion of the current Brentwood Board plan, and once flooding is controlled, many companies will be interested in developing the improved area along Manchester Road. These developers and other commercial and industrial businesses elsewhere in town will pay the use tax on out-of-state purchases for completion of these projects. For example, if a restaurant buys kitchen equipment from California or a store buys new shelves or display cases, the use tax will be collected on that purchase. Those businesses are already required to pay the state's use tax on those purchases. If Brentwood has a use tax, they will then have to pay tax to Brentwood as well.

Fact 4
As more and more retail sales shift to out-of-state purchases, the use tax will help maintain the current level of city revenue.
Unlike many cities in St. Louis County, Brentwood has been able to provide municipal services without relying on property taxes. The use tax will provide revenue for city services without increasing our local sales or property tax.

Fact 5
Absentee voting has begun and Election Day is November 3.
In any election, every vote is important. That's why it is critical you remember to vote on November 3 and remind your friends and family to do the same. With COVID-19, it is more important than ever to be familiar with absentee, mail and in-person voting requirements. Please visit our website for more information.

FOR MORE INFORMATION
Read our Frequently Asked Questions at brentwoodmo.org/Prop1

Remember to Vote on Brentwood's Use Tax Proposal | Local Sales Taxes Will Not Change | Election Day – Tuesday – November 3, 2020

BRENTWOOD PROP. 1

Prop. 1 is NOT a Local Sales or Property Tax Increase

FOR MORE INFORMATION
Read our Frequently Asked Questions at brentwoodmo.org/Prop1

What It Is & What It Is Not

What It Is

Prop. 1 is A Tax on Out-of-State Vendors
The local use tax is placed on untaxed goods purchased for in-state use. Out-of-state vendors who already pay this tax to the state would no longer pay the Brentwood portion if voters approve Prop. 1.

Use Tax Makes The Local Tax Rate The Same on Out-of-State, In-State and Online Purchases
Brentwood's local retailers and many online businesses collect sales taxes. While some out-of-state retailers collect our local sales tax, others do not. The use tax will apply the same tax rate to all retail sales, out-of-state, in-state and online purchases.

Would I pay and report the local use tax on this purchase?	Yes	No
Groceries, clothing, or goods from local retailers	<input type="radio"/>	<input checked="" type="radio"/>
Clothing from Target.com or dog food from Chewy.com	<input type="radio"/>	<input checked="" type="radio"/>
Netflix or Hulu membership	<input type="radio"/>	<input checked="" type="radio"/>
Dinner from a local restaurant	<input type="radio"/>	<input checked="" type="radio"/>
Bulk cleaning supplies from an out-of-state wholesaler company that did not charge sales tax	<input type="radio"/>	<input checked="" type="radio"/>
Mechanical equipment from an out-of-state business that did not charge sales tax	<input type="radio"/>	<input checked="" type="radio"/>

You will never pay both a sales tax and the use tax. This tax is primarily paid by businesses and others who are already obligated to file a state use tax return on purchases of more than \$2,000 of untaxed items from out-of-state, such as computers, furniture, office equipment, etc. If you are not filing this return now, you will not have to do so if Prop. 1 passes.

It Will Not Increase Local Sales or Property Taxes
Prop. 1 does not increase local sales or property taxes. Unlike many cities in St. Louis County, Brentwood has been able to provide municipal services without relying on property taxes. The use tax will provide revenue for city services without increasing our local sales or property tax.

brentwoodmo.org/Prop1

BRENTWOOD PROP. 1

Just The Facts!

About Prop. 1
Brentwood's Use Tax Proposal

BRENTWOOD PROP. 1

VOTE NOV. 3

Brentwood's Use Tax Proposal
Not an Additional Sales Tax

BRENTWOOD PROP. 1

FACT!

Brentwood's Use Tax Proposal
Not an Additional Sales Tax

3. RELEVANT EXPERIENCE AND QUALIFICATIONS



CASE STUDY **O'FALLON FIRE PROTECTION DISTRICT**



O'FALLON FIRE PROTECTION DISTRICT

We provide comprehensive communications and marketing services to the O'Fallon Fire Protection District (MO). This includes developing website and social media content, digital signage, a printed newsletter and special event and program materials, and providing senior-level strategic communications assistance.

In 2018, we assisted with the social media and video production efforts for a successful tax levy campaign. In 2020 we were involved in the informational and vote-yes committee efforts for Prop. F, the first attempt at a pension tax increase in more than 25-years. Our team fully managed the informational effort including development of strategy, theme and message, and materials and provided writing, graphic design and social media assistance to the vote yes committee. The community supported Prop. F, and it passed with 53% voter approval.

In 2023, we assisted the district and a volunteer vote-yes committee with a \$16 million bond proposal that passed with 73% voter approval.

3. RELEVANT EXPERIENCE AND QUALIFICATIONS



CASE STUDY CITY OF ST. CHARLES, MISSOURI

CITY OF ST. CHARLES

The City of St. Charles struggled to gain approval for a use tax, having placed it on the ballot four times without success. That's when they reached out to Discovery Works Collaborative.

First, we sought to understand the community's perception of the tax. We developed a survey revealing that while 48.1% of voters supported the proposal, 36.4% opposed it, and a significant 15.5% were unsure. This uncertainty indicated a gap in the community's understanding of the use tax.

Recognizing the confusion surrounding the issue, we used the survey results to create a specific theme and message that was used by the city to educate residents about the tax, helping them to make an informed decision at the ballot box.

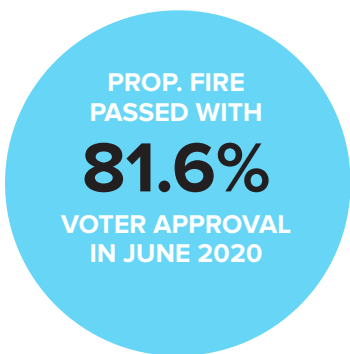
Further, we assisted the vote yes committee in developing a targeted list of potential yes voters for them to reach out to through door-to-door canvassing, direct mail, and other methods.

In April 2023, these collective efforts led to a breakthrough. The use tax proposal was finally approved, garnering 54.3% yes votes. The success of this initiative shows the power of well-informed communities and a targeted volunteer-led effort.

3. RELEVANT EXPERIENCE AND QUALIFICATIONS



CASE STUDY **COTTLEVILLE FIRE PROTECTION DISTRICT**



COTTLEVILLE FIRE PROTECTION DISTRICT

The Cottleville Fire Protection District (MO) had the oldest fleet of fire trucks in the area and aging firefighter gear and other life-saving equipment, they were also in need of a pension fund increase. They had an important story to tell their community, and Discovery Works Collaborative helped them do it during two referendum campaigns in 2020.

For the April 2020 election, our team developed an informational communications program to inform their community about a \$16 million, zero tax rate change bond proposal. The program included theme and message development, direct mail, digital advertising, video production and website content creation. Three weeks before Election Day, the COVID-19 pandemic shutdowns began and the April election was moved to June. Discovery Works Collaborative helped update the communications effort and on June 2, Proposition Fire passed with 81.6% voter approval.

The district's pension fund was in dire need of additional funding, there had not been an increase in the fund in more than 25 years. To meet the need, the fire district placed Prop. Health on the November 2020 ballot. Our team stepped in to help with the informational effort in a similar manner to what had been done in the Spring. With record voter turnout, more than three times what was experienced in June 2020, the proposal passed with 51.6% voter approval.

In 2024, we assisted the district in passing a 12-cent operating rate increase that passed with 62% approval.

DISCOVERY WORKS

COLLABORATIVE

clockwise

- Cottleville Prop. Fire - Video
- Cottleville Prop. Fire - Handout
- Community Meeting Display Boards



PROPOSITION FIRE
A GROWING COMMUNITY WITH IMMEDIATE FIRE, RESCUE AND EMERGENCY SERVICE NEEDS

More Emergencies
In the past 35 years, more than 100,000 homes have been destroyed and 100,000 people injured by fire. The number of emergency calls to fire departments has increased 60%.

Increased Maintenance Costs on Outdated Trucks
The Department's fleet of trucks is aging and becoming increasingly expensive to maintain. The average age of a fire truck is 15 years.

Aging Rescue Tools, Firefighting Gear and Facilities
Rescue equipment such as the ladders, tools, and gear that firefighters use every day are aging and becoming increasingly expensive to maintain. The average age of a fire truck is 15 years.

Increased Training Needs
Emergency response needs are constantly changing. Firefighters need to be trained on the latest equipment, technology and safety procedures. The Department's training program is currently outdated.

A ZERO TAX RATE CHANGE

Proposition Fire
Zero tax rate change bond proposal to \$16 million long-range facilities and equipment.

COTTLEVILLE FIRE PROTECTION DISTRICT

ABOUT THE DISTRICT

History

- 1508 - Founded
- 1572 - Becomes Cottleville Fire Protection District
- 1577 - Community approved funding for Fire Station #2
- 1580s - Full-time firefighters hired
- 1590 - Fire Station #3 in Weldon Springs area opens
- 2000 - Fire Station #6 opens, six additional firefighters hired
- 2008 - Cottleville Firefighters Outreach founded
- 2013 - Additional personnel including a training officer and truck mechanic staffing added
- 2019 - Multipurpose building constructed for training equipment maintenance

Community Programs

- Smoke alarm testing
- Station tours
- Fire extinguisher training
- Public fire education
- Fire victim assistance
- Firefighter for a day, in partnership with Cottleville Firefighters Outreach
- For children with special challenges in their life

Emergency Call Response

COTTLEVILLE FIRE PROTECTION DISTRICT

ABOUT THE DISTRICT

Service Area
Cottleville Fire Protection District covers 38 square miles in St. Peters, O'Fallon, Weldon Springs, Cottleville, Charleston Prairie, and Unincorp. St. Charles County.

Population Served
60,000 Residents
100,000 Daytime Population

Divisions
Firefighting, rescue, and emergency medical services. Firefighting, rescue, and emergency medical services. Firefighting, rescue, and emergency medical services.

Apparatus
3 fire engine pump trucks
1 air, aerial platform truck
1 reserve pump truck
2 maintenance vehicles

Facilities
4 fire stations
1 multipurpose training and equipment maintenance facility
1 administration building

Team
53 full-time firefighters
10 part-time firefighters
1 public safety officer
1 reserve fire chief
1 reserve fire captain
1 reserve fire lieutenant

Training
100 hours of training annually
200 hours per firefighter

COTTLEVILLE FIRE PROTECTION DISTRICT

PROPOSITION FIRE

VOTE TUESDAY, APRIL 7 Maintain Emergency Services Zero Tax Rate Change

More Emergencies
In the past 35 years, more than 100,000 homes have been destroyed and 100,000 people injured by fire. The number of emergency calls to fire departments has increased 60%.

Aging Rescue Tools, Firefighting Gear and Facilities
Rescue equipment such as the ladders, tools, and gear that firefighters use every day are aging and becoming increasingly expensive to maintain. The average age of a fire truck is 15 years.

Increased Maintenance Costs on Outdated Trucks
The Department's fleet of trucks is aging and becoming increasingly expensive to maintain. The average age of a fire truck is 15 years.

Increased Training Needs
Emergency response needs are constantly changing. Firefighters need to be trained on the latest equipment, technology and safety procedures. The Department's training program is currently outdated.

PROPOSITION FIRE
A ZERO TAX RATE CHANGE SOLUTION

Proposition Fire
Proposition Fire, on the April 7 ballot, is a \$16 million zero tax rate change bond proposal to fund long-range facilities and equipment for the Cottleville Fire Protection District.

Replace the fleet of outdated fire trucks and reduce maintenance costs

Update aging firefighting equipment and gear

Provide additional training opportunities

Update, repair and maintain the District's four fire stations, administration building and multipurpose training facility

VOTE TUESDAY, APRIL 7

3. RELEVANT EXPERIENCE AND QUALIFICATIONS

VOTE YES



CLAYTON Prop. 1

CASE STUDY **CITY OF CLAYTON**

CITY OF CLAYTON

In the fall of 2018, the Discovery Works Collaborative team managed the informational and vote yes efforts for a Use Tax proposal to provide funding to support the hiring and training of additional firefighter/paramedics for the City of Clayton.

A variety of printed and digital materials were developed for the City's informational effort, and the volunteer-led Vote Yes committee.

The referendum was successful, with 58% of the electorate approving the proposal. The four other use tax proposals on the ballot during this cycle were not approved by voters.

4. PROJECT UNDERSTANDING AND APPROACH

WE DON'T JUST ADVISE. WE ROLL UP OUR SLEEVES AND WORK ALONGSIDE YOU WITH THE RIGHT TOOLS, A CLEAR STRATEGY, AND A SHARED GOAL, WE WILL HELP YOU LISTEN, BUILD TRUST, AND COMMUNICATE WITH IMPACT.

Communicating about a municipal bond issue in Maplewood requires clarity, discipline and respect for where residents are starting. The April 2026 election showed majority support, but not the 4/7ths approval needed to pass. Because turnout was low, the result does not provide a full picture of community understanding. Many residents may still be learning what the facility needs are, why the project matters, what it would cost and what happens if the work is delayed.

Our team understands that a second attempt cannot look like a repeat of the first. The City needs a public information effort rooted in listening, research and a clearer understanding of the voters who were not reached in April, and those who turned out at the polls. The gap between in-person participation and organized opposition is also an important factor. It suggests that some residents formed opinions outside the

City's traditional engagement spaces, which means the next phase must be disciplined and intentional about where, how and when residents receive information.

We recommend beginning with focus groups or input sessions as we call them before the survey. Those conversations will help identify the real questions residents are asking and the language they use to describe the issue. That feedback will inform a 300-sample mixed-mode survey using phone and text-to-web methods, giving the City statistically valid data on awareness, concerns, trust, tax sensitivity and the information residents need before November. In addition, we would provide an opt-in online version of the survey to broaden participation, create another communication touchpoint and gather additional feedback from residents who want to be part of the conversation.



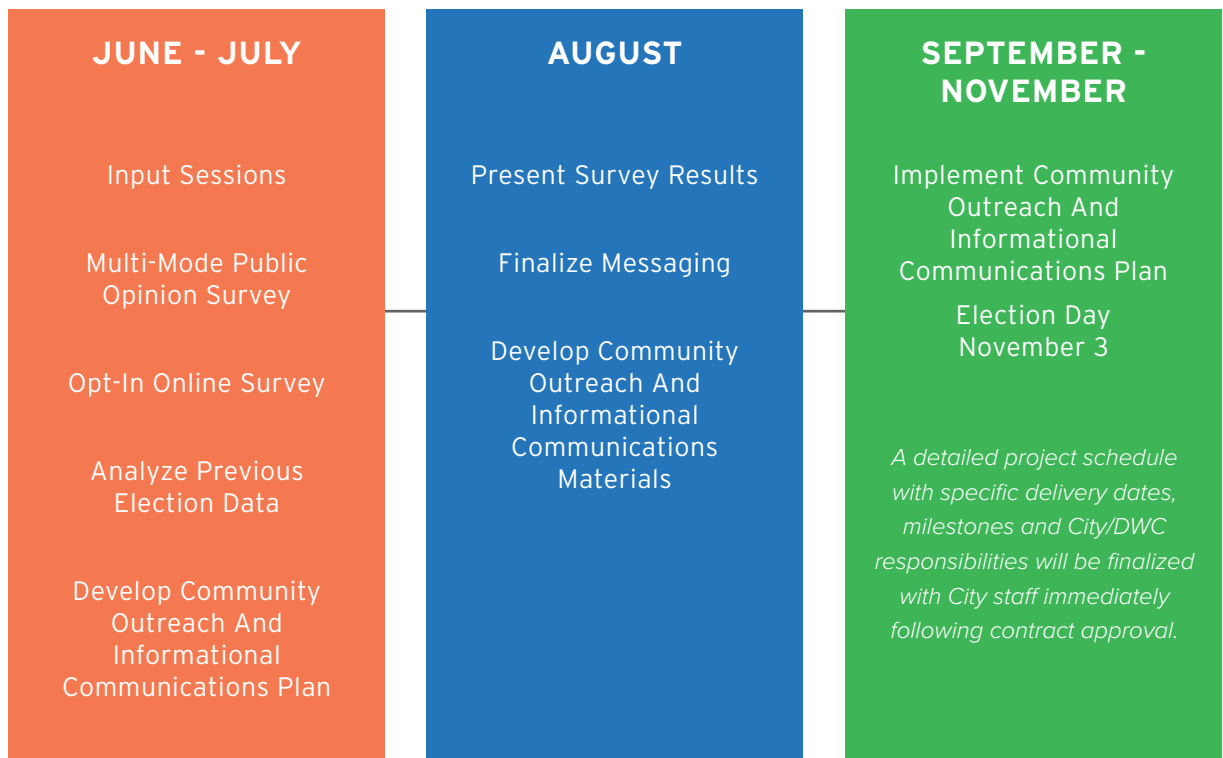
4. PROJECT UNDERSTANDING AND APPROACH

From there, every communication decision must be rooted in the research results. The City’s role is to provide clear, factual information to the entire community, not to persuade particular voters to support or oppose the proposal. That means helping residents understand the needs for themselves through accessible information about facility conditions, public safety operations, ADA accessibility, accreditation issues, tax impact and the consequences of delaying the work.

The strategy should connect in-person engagement with direct mail, website content, social media, email and targeted video through YouTube, CTV and other avenues, so residents can learn in the ways they are most likely to pay attention.

Most importantly, the November effort should show that the City listened after April. Residents should see their questions reflected in the materials and their concerns addressed directly and respectfully. That is how Maplewood can move from a close result to a more informed community conversation.

TIMELINE



4. PROJECT UNDERSTANDING AND APPROACH

THE IMPORTANCE OF QUALITY SURVEY RESULTS CANNOT BE UNDERESTIMATED.

Effective public opinion research is the foundation of any well-executed planning or communications program.

A survey is essential to:

- Determine the starting point in terms of overall attitudes toward the city along with benchmark support for and knowledge about possible initiatives or proposals under consideration by the city.
- Determine theme and message for a communications program.
- Understand differences in attitudes that may exist from one area to another, or from one demographic category to another.

Our team of professionals is uniquely qualified to conduct this research, and we are proud to provide surveys that include:

RELIABLE DATA

Our surveys are developed using scientifically established practices proven to deliver accurate measures of public opinion you can trust. Your survey results can help structure an actionable and effective communications plan to help build robust connections between your city and community including providing a successful foundation for referendum projects.

ELIMINATE BIAS

We pride ourselves on providing “bias free” surveys. Proper sampling methodology and questionnaire development are critically important to eliminate bias that can skew your final results. The data from our surveys is used to make important decisions that will have a long-term impact so we must ensure they are developed to be as accurate as possible. From our sampling technique and methodologies to the way we design the survey instrument, we ensure there is no room for biased responses.

ACCURATE RESULTS

Our list of dozens of clients who come back to us time and time again is a testament to accurate results that can guide decision making. When elections are involved, our survey results are often in line with the final election results. A recent Glenbard High School District 87 bond referendum was successful with 50.82% of voters supporting the proposal. Our survey, which was conducted a few months before the election, showed 51.4% support. These figures are not uncommon, with nearly all of our surveys tracking within 5% or less of the actual election results when the survey is conducted within a few months of election day, and the proposal is presented as it was surveyed.

In addition to our quality public opinion research, we are proud to only work on issue-based projects for public sector clients. We do not, and will not, work for any political candidates or political parties.

4. PROJECT UNDERSTANDING AND APPROACH

THOROUGH QUESTIONNAIRES

Longer surveys allow us to get at the data you really need. Our questionnaires are typically 30 to 40 questions long. By asking similar questions in various ways, and testing word choice and language, we can offer analysis with a greater degree of accuracy and confidence. In our experience, once a stakeholder has started a survey, it is cost effective to ask as many questions as possible yet not go so long that there is a high termination rate. So we gather as much data as we can. By statistically tracking every survey, we know how many questions we can ask before the termination rate increases to an unacceptable level. In the end, these longer questionnaires lead to a more robust and helpful survey.

THEME AND MESSAGE DOCUMENT

We are first and foremost a communications agency. We know, and you know, words matter. We know how to help you find the right words that get results. We understand the actual word or a phrase in a question can impact the data. Do you focus on training or professional development? Different words, same meaning, but often different responses. We know how to ask the questions to get you the right words. We know how to develop a theme and message document that is actionable and impactful.

WE RECOMMEND A MIXED MODE APPROACH FOR YOUR CITY'S PUBLIC OPINION RESEARCH

Electronic Surveys

SHOW YOU'RE LISTENING

An interesting feature of electronic surveys is that they can be a positive factor in two-way communication. Yes, we obtain survey data from those who complete the surveys, but the respondents also learn a lot about the city. Because of this, it is in the city's interest to maximize participation in the survey. This survey promotion also reminds the entire community that you are listening.

We recommend launching a communications program with the survey to encourage broad community involvement. This includes a piece of direct mail to all residents that can be integrated with digital and social media advertising, text messaging, outreach to community organizations and leaders and more.

4. PROJECT UNDERSTANDING AND APPROACH

BUILDING TRUST THROUGH COMMUNICATION

Transparency builds trust. When a city is considering a long-term plan or ballot initiative, providing clear, honest information helps residents understand what’s being proposed and why it matters.

At the same time, neutrality is essential. Municipalities must share factual, unbiased information without advocating for or against a proposal. The goal is not to influence voters but to give them the tools to make informed decisions.

Our team brings decades of experience helping public entities communicate complex plans in a clear, accessible way. We specialize in supporting cities through the informational phase of ballot initiatives.

Working closely with your communications team, we’ll review community survey results, shape a clear theme and message and lead the development of educational materials. We’ll help identify the right mix of outreach, mail, digital, text, in-person events and more, to keep your community informed, engaged, and confident in the process.



DISCOVERY WORKS

COLLABORATIVE 

Our comprehensive communications offerings can include, but are not limited to, the following:

Messaging Strategy Development	Craft core messages, identify target audiences, and develop informative, compelling narratives.
Informational Communications Strategy	Develop an overall communications approach and visual identity to ensure consistency across all materials.
Message and Material Review	Formulate and review key themes, talking points, and materials to ensure alignment and clarity.
Content Creation	Develop written, graphic and video content for use in printed and digital materials, including social media, newsletters, direct mail, digital ads, press releases, presentations, and community meeting materials.
Direct Mail & Newsletters	Develop, produce, and mail informational newsletters and direct mailers.
Presentations	Create informational slide decks and presentation content for city staff and public meetings.
Social Media Strategy & Content	Create content for social media platforms and advise on paid and organic strategies, including use of city-managed pages and community Facebook groups.
Text Messaging	Develop and send informational text messages.
Email Communication	Assist with the creation of city email communications.
Website Support	Assist in the development of informational materials for the city website.
Video Content Support	Assist with the development of a short series of informational videos.
Public & Media Relations	Provide guidance and support with earned media strategy and media relations.
Community Education & Outreach Support	Develop materials and strategies to support city-led informational outreach efforts, including open houses and other forms of community engagement.
Analytics and Reporting	Offer insights on communication performance, engagement trends, and use data to refine strategy.

5. REFERENCES

City of Richmond Heights

Amy Hamilton
City Manager
Phone: 314-655-3500
Email: ahamilton@richmondheights.org

City of Brentwood

David Dimmitt
Mayor
Phone: 314-645-5367
Email: david@wkllc.com

O'Fallon Fire Protection District

Andy Parrish
Assistant Chief
Phone: 636-272-3493 ext. 9102
Email: tparrish@ofallonfire.org

City of Wentzville

Kara Roberson
Strategic Communications Officer
Phone: 636-639-2004 Direct
kara.roberson@wentzvillemo.gov

Some of these clients were served prior to our recent name change from Creative Entourage to Discovery Works Collaborative. Please note this when contacting references. Additional references are available upon request.

6. FEE PROPOSAL

PUBLIC OPINION RESEARCH • \$30,000

Professionally administered public opinion research designed to gather timely, reliable input and help shape the City's communications strategy.

Because of the tight timeline, we recommend a mixed mode survey as the primary research tool. It requires a greater investment, but it allows us to reach residents more quickly, manage participation more directly and complete the research in time to inform the City's public information efforts. The opt-in survey remains an important engagement tool and a way to gather additional feedback from the broader community.

Research services include:

- Conduct one professionally administered random sample survey of 300 Maplewood residents using telephone outreach, text messaging and a web-based survey
- Provide an opt-in online survey that any community member may choose to complete
- Facilitate fact-finding meetings with City staff and key stakeholders
- Facilitate up to four one-hour input sessions to help inform survey development and better understand resident questions and understanding
- Acquire citywide registered voter mailing addresses, landline numbers and cell phone numbers needed for survey outreach
- Develop and refine the survey questionnaire based on City goals, input session findings and project needs
- Assist, if desired, with communications materials to encourage participation in the opt-in online survey
- Program, test and administer the survey
- Review and analyze survey results, including key findings, themes and strategic implications
- Prepare a written report summarizing results and recommendations
- Deliver results electronically and facilitate follow-up meetings to review findings with City leadership

ELECTION ANALYSIS • \$5,500

- Gather and analyze official election results from the April 2026 election.
- Review precinct-level data to identify patterns in voter turnout and support across the city
- Compare April 2026 results with previous successful and unsuccessful elections in the area to identify changes in participation and outcomes.
- Provide a review of city communication and outreach materials used during the election to assess reach and effectiveness.
- Summarize findings in a written report with visual data displays that highlight key insights and patterns.
- Deliver a presentation of results and implications to city leadership.
- Attend in-person or virtual meetings as needed to review analysis and discuss next steps.

DISCOVERY WORKS

COLLABORATIVE 

6. FEE PROPOSAL

COMMUNICATIONS SERVICES • \$45,000

Ongoing communications assistance:

- Lead development of overall messaging strategy, including key themes and narratives
- Design and write content for a variety of platforms, including direct mail, social media, digital ads, press releases, and public-facing presentations
- Write and design up to three informational direct mailers
- Provide strategy and support for communication channels, including email, social media, text messaging, and earned media
- Provide strategy and support for community outreach activities, which may include open houses, Zoom workshops and presentations to community and neighborhood organizations.
- Develop digital ads for Facebook, Instagram, YouTube, and Google
- Provide guidance on the use of organic social media, including city-managed accounts and community Facebook groups
- Produce up to five 45-second informational videos for use on the website, CTV ads and social media channels
- Assist in developing voter education materials and community engagement tools
- Provide guidance for the city's website and help shape informational content
- Provide media relations support, including media training, messaging guidance and press materials
- Organize and attend weekly check-in meetings in person or via Zoom

OUT OF POCKET EXPENSES TO BE DETERMINED

Because every community is different and costs can vary greatly, our professional fee does not include the cost of placing advertisements, sending text messages, printing and mailing of materials, brochures, invitations, etc. or meeting accommodations such as room setup or refreshments.

If the City hires Discovery Works Collaborative a Statement of Work and Master Service Agreement must be executed before work begins.

PROJECT BASED FEE STRUCTURE

We use project-based pricing to provide clear and predictable costs. Fees are based on the scope of work and our experience with similar projects. This gives us flexibility to bring in the right team members as needs evolve and ensures clients can reach out for support without worrying about extra charges.

7. SAMPLE WORK PRODUCT

To stay within the 25-page limit requested in the RFP, we have provided samples of survey reports, theme and message documents, videos, printed materials, and social media posts in a Google folder. These materials can be accessed by scanning the QR code below.

There are also samples of some of our work in the case studies on previous pages.



RESOLUTION

R26-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH DISCOVERY WORKS COLLABORATIVE FOR BOND REFERENDUM COMMUNITY ENGAGEMENT AND COMMUNICATIONS SERVICES

WHEREAS, the City of Maplewood issued a Request for Proposals on May 4, 2026, for Bond Referendum Community Engagement and Communications Services in connection with a proposed November 3, 2026 bond election; and

WHEREAS, four proposals were received and evaluated by a five-member selection committee, which recommends award of the agreement to Discovery Works Collaborative; and

WHEREAS, the City Council has approved a proposed fiscal year 2027 budget of \$65,000 in Legislative Professional Services for this engagement, and staff will negotiate the final agreement terms to remain within that amount.

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

Section I. The City Manager is hereby authorized and directed to execute a professional services agreement with Discovery Works Collaborative for Bond Referendum Community Engagement and Communications Services at a cost not to exceed \$65,000.

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

Passed this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 9th day of June, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Todd Hughes, Director of Public Works & Planning
Date: May 28, 2026
Re: Petition Number 2026-18 – A request by Andrew Bolin to rezone 3008-3010 Sutton Blvd, Maplewood, MO 63143 from SR District to NB District

BACKGROUND

The subject property, 3008-3010 Sutton Blvd, is a commercial building. The property is currently zoned SR Single Family Residential District.

The applicant is requesting rezoning of the property at 3008-3010 Sutton Blvd to NB Neighborhood Business to allow the property to be used for business uses.

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

ZONING REQUEST

The applicant, Andrew Bolin, requests to rezone 3008-3010 Sutton Blvd, Maplewood, MO 63143 from SR district to NB 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 recommend that the Plan and Zoning Commission consider the following factors in making its recommendation:

1. The requested NB neighborhood business zoning is appropriate for residential 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 3008-3010 SUTTON BOULEVARD FROM SR SINGLE FAMILY RESIDENTIAL DISTRICT TO NB NEIGHBORHOOD BUSINESS DISTRICT

WHEREAS, an application has been submitted to rezone property located at 3008-3010 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District; and

WHEREAS, the property is owned by Andrew Bolin, which intends to use the property for business purposes; and

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

WHEREAS, the City Council held a public hearing at its June 9, 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 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; 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 3008 -3010 Sutton Boulevard 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 immediately after its passage and approval.

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Todd Hughes, Director of Public Works & Planning
Date: May 28, 2026
Re: Petition Number 2026-19 – A request by Rebecca Gould to rezone 2918 Sutton Blvd, Maplewood, MO 63143 from SR district to NB District

BACKGROUND

The subject property, 2918 Sutton Blvd, is a commercial building. The property is currently zoned SR Single Family Residential District.

The applicant is requesting rezoning of the property from SR Single Family Residential to NB Neighborhood Business to allow the property to be used for business uses.

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

ZONING REQUEST

The applicant, Rebecca Gould, requests to rezone 2918 Sutton Boulevard, Maplewood, MO 63143 from SR district to NB District.

The public hearing for this request will be held at the City Council's July 14 meeting.

PLANNING AND ZONING ISSUES

1. **Site Inventory and Context:** The subject property is developed as a commercial building 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 recommend that the Plan and Zoning Commission consider the following factors in making its recommendation:

1. The requested NB neighborhood business zoning is appropriate for residential 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 2918 SUTTON BOULEVARD FROM SR SINGLE FAMILY RESIDENTIAL DISTRICT TO NB NEIGHBORHOOD BUSINESS DISTRICT

WHEREAS, an application has been submitted to rezone property located at 2918 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District; and

WHEREAS, the property is owned by Rebecca Gould, who intends to use the property for business purposes; and

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

WHEREAS, the City Council held a public hearing at its July 14, 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 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; 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 2918 Sutton Boulevard 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 immediately after its passage and approval.

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Todd Hughes, Director of Public Works & Planning
Date: May 28, 2026
Re: Petition Number 2026-21 – A request by Michele Jianakoplos to rezone 7823 Bartold Avenue, Maplewood, MO 63143 from LM district to MR District

BACKGROUND

The subject property, 7823 Bartold Avenue, is a residential building. The property is currently zoned LM Light Manufacturing District.

The applicant is requesting rezoning of the property from LM Light Manufacturing District to MR Medium Density Residential District.

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

ZONING REQUEST

The applicant, Michele Jianakoplos, requests to rezone 7823 Bartold Ave, Maplewood, MO 63143 from LM district to MR District.

The public hearing for this request will be conducted at the Council meeting on July 14, 2026.

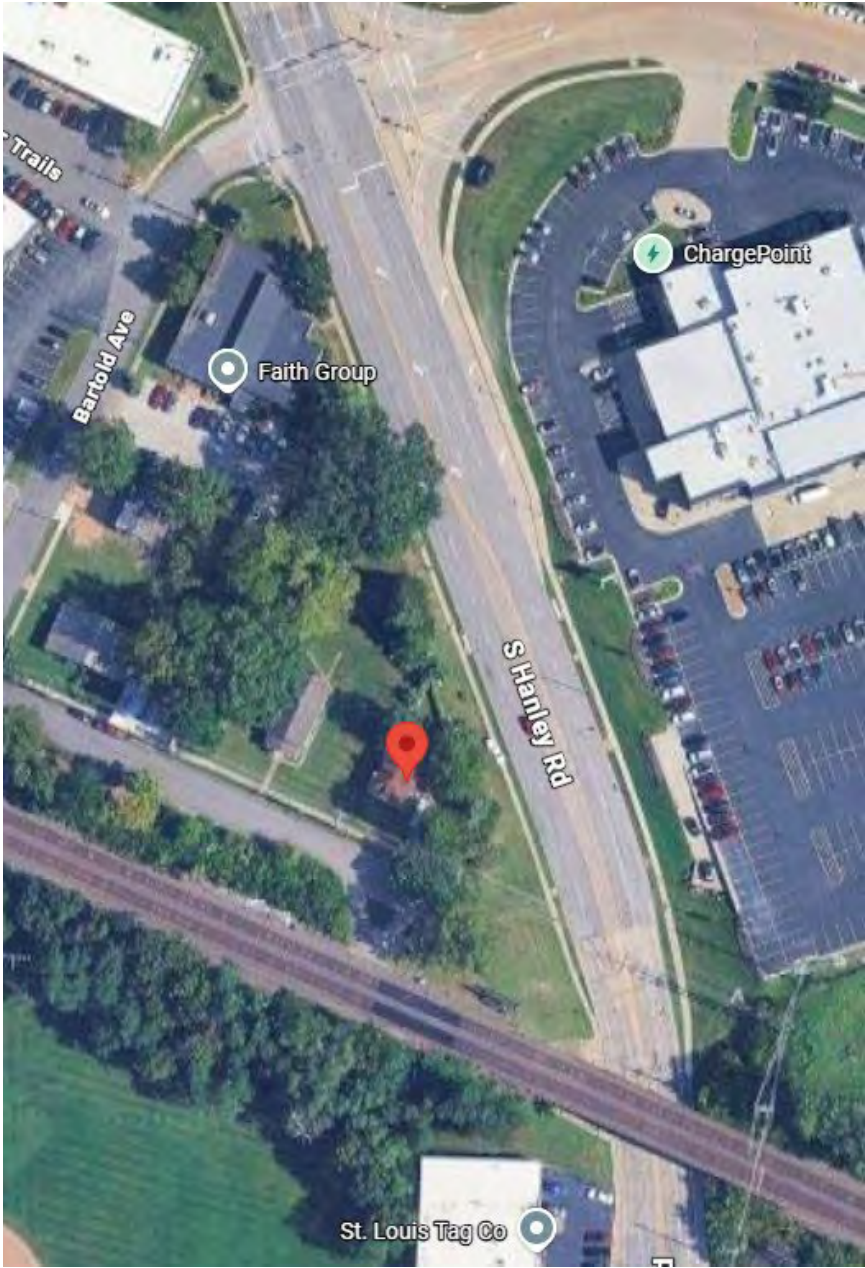
PLANNING AND ZONING ISSUES

1. **Site Inventory and Context:** The subject property is developed as a residential building and is located in an area characterized by a mix of residential and commercial uses. The rezoning request does not involve subdivision, lot consolidation, or any adjustment to parcel boundaries.
2. **Compatibility with Adjacent Uses:** The Medium Density Residential District is intended to accommodate multi-residential uses. This property is close to other multi-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. Rezoning approval does not eliminate the City's ability to enforce zoning, building, and nuisance regulations intended to protect neighboring properties.

FINDING

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

1. The requested MR zoning is appropriate for multi-residential 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 and intended use while promoting increased residential density.



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REZONING 7823 BARTOLD AVENUE FROM LM LIGHT MANUFACTURING DISTRICT TO MR MEDIUM DENSITY RESIDENTIAL DISTRICT

WHEREAS an application has been submitted to rezone property located at 7823 Bartold Avenue from LM Light Manufacturing District to MR Medium Density Residential District; and

WHEREAS, the property is owned by Michele Jianakoplos, who intends to use the property for business purposes; and

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

WHEREAS, the City Council held a public hearing at its July 14, 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 MR Medium Density Residential District is appropriate for multi-residential 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 promotes orderly land use by aligning zoning and intended use while promoting increased residential density; 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 7823 Bartold Avenue from LM Light Manufacturing District to MR Medium Density Residential District.

Section II. All development and use of the property shall comply with the regulations, standards, and requirements applicable to the MR Medium Density 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 immediately after its passage and approval.

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Memorandum



To: Plan & Zoning Commission
From: Todd Hughes, Director of Public Works and Planning
Date: May 28, 2026
Re: **Petition Number 2026-20 – Request by Michele Jianakoplos for a Minor Subdivision Plat at 7823 Bartold Ave.**

BACKGROUND

Michele Jianakoplos has submitted a minor subdivision plat to subdivide property located at 7823 Bartold Ave. at the corner of S Hanley Road and Bartold Avenue. The property is currently zoned LM Light Manufacturing District.

SUBDIVISION REQUIREMENTS

This request qualifies as a minor subdivision under Chapter 44, Section 44-3 of the City Code because it creates four or fewer lots and does not require new public improvements. Minor subdivisions follow a streamlined approval process pursuant to Section 44-15, requiring Plan and Zoning Commission review and recommendation followed by City Council approval.

PLAT REVIEW

The submitted plat has been reviewed for compliance with technical requirements and appears to meet the standards set forth in Chapter 44 of the City Code. The surveying work is properly documented with appropriate lot dimensions, bearings, distances, and easements clearly identified. Building setback lines are shown on the plat consistent with LM district requirements.

LOT SIZE ANALYSIS

Both proposed lots meet or exceed the minimum dimensional requirements for the LM Light Manufacturing District set forth in Section 56-360:

- Minimum Lot Area: 12,500 square feet

ZONING COMPLIANCE

Both lots comply with the dimensional requirements of the LM Light Manufacturing District. The zoning classification and permitted uses for both lots remain unchanged by this subdivision.

FINDING

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

1. The proposed subdivision complies with all applicable requirements of Chapter 44 (Subdivisions) and Chapter 56 (Zoning) of the City Code.
2. Both proposed lots meet or exceed the minimum dimensional requirements for the LM Light Manufacturing District.

3. The plat is properly prepared with appropriate technical documentation, lot dimensions, setback lines, and easements clearly identified.
4. The subdivision does not require new public improvements or dedication of right-of-way.
5. Future development on either lot will be subject to all applicable zoning regulations, building codes, and design review requirements.

The Commission should provide a recommendation to the City Council for approval or denial of the minor subdivision plat.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPROVING A MINOR SUBDIVISION PLAT FOR PROPERTY LOCATED AT 7823 BARTOLD AVENUE

WHEREAS, Michele Jianakoplos has submitted a minor subdivision plat to subdivide property located at 7823 Bartold Avenue, creating two lots from the existing parcel; and

WHEREAS, the proposed subdivision qualifies as a minor subdivision under Chapter 44, Section 44-3 of the City Code because it creates four or fewer lots and does not require new public improvements; and

WHEREAS, the Plan and Zoning Commission reviewed the minor subdivision plat at its June 1, 2026, meeting and recommended approval by a vote of 4 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council finds that the proposed subdivision complies with all applicable requirements of Chapter 44 (Subdivisions) and Chapter 56 (Zoning) of the City Code; and

WHEREAS, both proposed lots meet or exceed the minimum dimensional requirements for the LM Light Manufacturing District as set forth in Section 56-298; and

WHEREAS, the plat is properly prepared with appropriate technical documentation, lot dimensions, setback lines, and easements clearly identified; and

WHEREAS, future development on either lot will be subject to all applicable zoning regulations, building codes, and design review requirements.

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 approves the minor subdivision plat for property located at 7823 Bartold Avenue, subdividing the property into two lots designated as LOT A-1 and LOT A-2, as prepared by Pitzman’s Company and dated May 18, 2026, attached.

Section II. The approved plat shall be recorded with the St. Louis County Recorder of Deeds within sixty (60) days of passage of this ordinance as required by Section 44-9 of the City Code.

Section III. This Ordinance shall be in full force and effect immediately after its passage and approval.

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

" EARTH ACCENT SUBDIVISION PLAT "
 ALL OF LOT A OF THE MINOR BOUNDARY ADJUSTMENT PLAT
 RECORDED IN PLAT BOOK 372 PAGE 323
 IN THE CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI

IT IS HEREBY CERTIFIED THAT THE "EARTH ACCENT SUBDIVISION PLAT" HAS BEEN APPROVED BY THE CITY OF MAPLEWOOD, MISSOURI
 PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2026.

KEVIN A. SULLIVAN
 CHAIRMAN, PLANNING AND ZONING COMMISSION

THE "EARTH ACCENT SUBDIVISION PLAT" HAS BEEN APPROVED IN CONFORMANCE WITH THE SUBDIVISION PLAT REGULATIONS OF THE
 MAPLEWOOD CODE OF ORDINANCES BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI ON THE ____ DAY OF _____, 2026,
 AS RECORDED IN ORDINANCE NO. _____

BARRY GRENNBERG
 MAYOR
 TANYA BOHLKEN
 DEPUTY CITY CLERK

THE UNDERSIGNED OWNER OF THE PARCEL OF GROUND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE, HAS CAUSED SAID PARCEL TO BE
 SURVEYED AND SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, AND SAID SUBDIVISION SHALL HEREAFTER TO BE KNOWN AS

" EARTH ACCENT SUBDIVISION PLAT "

BY: MICHELE JIANKOPLOS

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

ON THIS ____ DAY OF _____, 2026, BEFORE ME APPEARED MICHELE JIANKOPLOS, TO ME PERSONALLY KNOWN WHO BEING BY ME
 DULY SWORN, DID SAY SHE IS THE PERSON IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE
 SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE _____ OF ST. LOUIS AND THE STATE OF
 MISSOURI ON THE DAY AND YEAR ABOVE WRITTEN.

MY TERM EXPIRES: _____ NOTARY PUBLIC

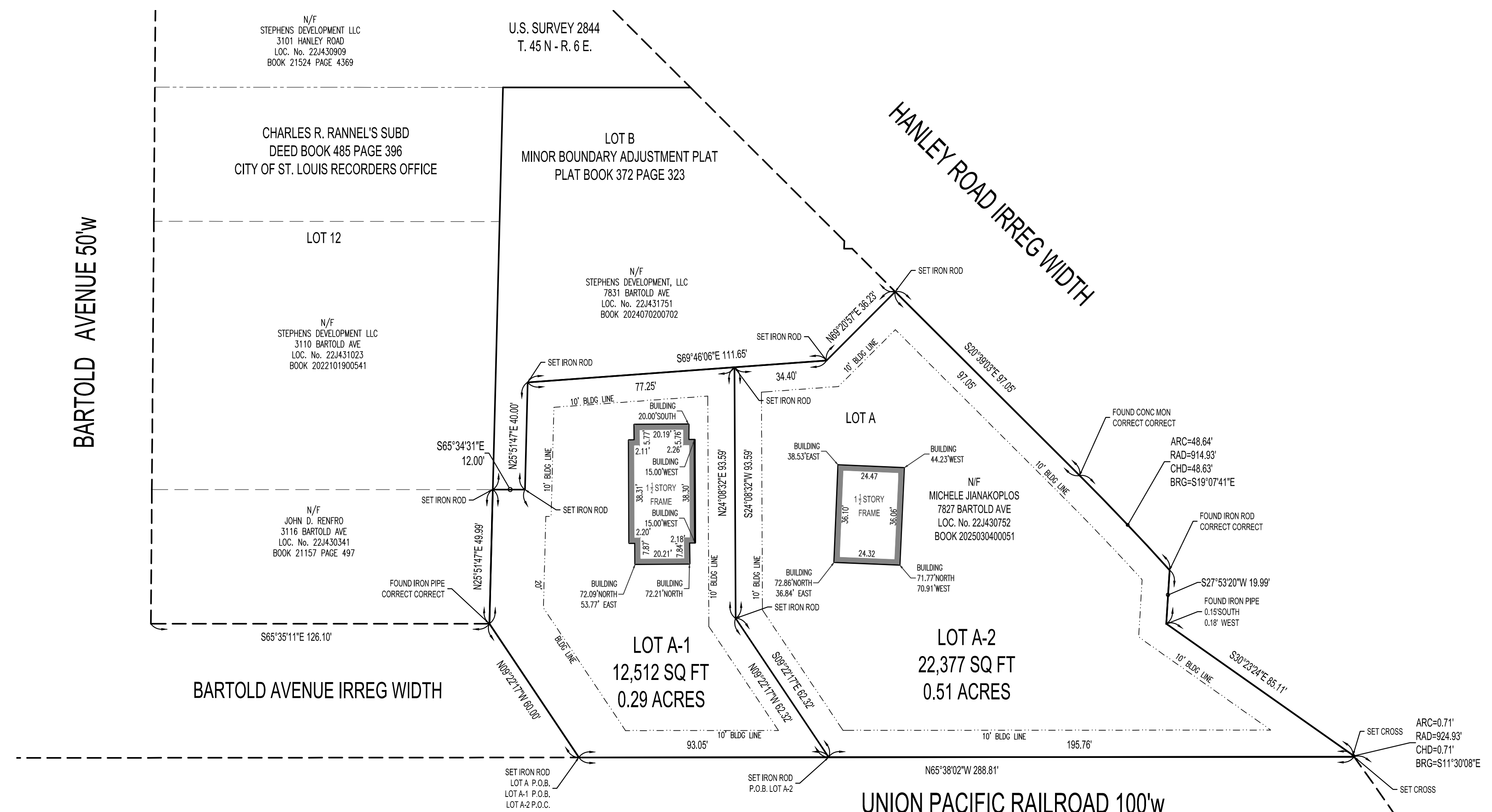
PRINTED NAME: _____

TITLE NOTES:

- SOURCE OF TITLE: NO TITLE WAS PROVIDED AT TIME OF SURVEY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY
 BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE
 MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE
 REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYORS NOTES:

- BEARING BASIS: STATE PLANE COORDINATES, BEARINGS AND ELEVATIONS ON THIS SURVEY WERE ESTABLISHED UTILIZING THE MISSOURI HIGHWAYS
 AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS
 DURING THE MONTH OF AUGUST 2023, AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF NAD1983, ZONE EAST, 2041, GRID NORTH,
 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
 STATE PLANE NOTE: THE HORIZONTAL STATE PLANE GRID COORDINATES SHOWN HEREON WERE ESTABLISHED AND VERIFIED BY GPS
 OBSERVATIONS. THESE OBSERVATIONS WERE CONDUCTED USING CELLULAR EQUIPPED TRIMBLE R6 GNSS ROVER AND A TRIMBLE TSC7 DATA
 COLLECTOR.
- PROPERTY ZONING: "LIGHT MANUFACTURING" PER CITY OF MAPLEWOOD ZONING MAP IN MAY 2026.



NEW LEGAL DESCRIPTION FOR LOT A:

A PARCEL OF GROUND BEING ALL OF LOT A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 372 PAGE 323 OF THE ST.
 LOUIS COUNTY RECORDERS OFFICE, IN THE CITY OF MAPLEWOOD, ST. LOUIS COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST SOUTHWESTERN CORNER OF SAID LOT A, WITH THE SOUTHEASTERN CORNER OF EAST/WEST BARTOLD AVENUE, IRREGULAR
 WIDTH, ALSO BEING THE NORTHERN LINE OF UNION PACIFIC RAILROAD, 100 FEET WIDE:
 THENCE NORTH 09 DEGREES 22 MINUTES 17 SECONDS WEST 60.00 FEET, ALONG THE EASTERN LINE OF SAID EAST/WEST BARTOLD AVENUE, TO
 THE NORTHEASTERN CORNER OF SAID EAST/WEST BARTOLD AVENUE, TO A FOUND IRON PIPE;
 THENCE ALONG THE WESTERN AND NORTHERN LINE OF SAID LOT A, THE FOLLOWING COURSES AND DISTANCES, NORTH 25 DEGREES 51 MINUTES 47
 SECONDS EAST 49.99 FEET, TO A POINT, THENCE SOUTH 65 DEGREES 34 MINUTES 31 SECONDS EAST 12.00 FEET, TO A POINT, THENCE NORTH 25
 DEGREES 51 MINUTES 47 SECONDS EAST 40.00 FEET, TO A POINT, THENCE SOUTH 69 DEGREES 46 MINUTES 06 SECONDS EAST 111.65 FEET, TO
 A POINT AND THENCE NORTH 69 DEGREES 20 MINUTES 57 SECONDS EAST 36.23 FEET, TO A POINT, IN THE WESTERN LINE OF HANLEY ROAD,
 IRREGULAR WIDTH, TO THE NORTHEASTERN CORNER OF SAID LOT A;
 THENCE ALONG THE WESTERN LINE OF SAID HANLEY ROAD, THE FOLLOWING COURSES AND DISTANCES, SOUTH 20 DEGREES 39 MINUTES 03
 SECONDS EAST 97.05 FEET, TO A FOUND CONCRETE MONUMENT, 48.64 FEET, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 914.93
 FEET, AND A CHORD WHICH BEARS SOUTH 19 DEGREES 07 MINUTES 41 SECONDS EAST 48.63 FEET, TO A FOUND IRON ROD, THENCE SOUTH 27
 DEGREES 53 MINUTES 20 SECONDS WEST 19.99 FEET, TO A POINT, THENCE SOUTH 30 DEGREES 23 MINUTES 24 SECONDS EAST 85.11 FEET, TO A
 POINT, AND 0.71 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 924.93 FEET, AND A CHORD WHICH BEARS SOUTH 11 DEGREES 30
 MINUTES 08 SECONDS EAST 0.71 FEET, ALONG THE WESTERN LINE OF SAID HANLEY ROAD, TO THE SOUTHEASTERN CORNER OF SAID LOT A, ALSO
 BEING THE NORTHERN LINE OF SAID UNION PACIFIC RAILROAD, TO A POINT;
 THENCE NORTH 65 DEGREES 38 MINUTES 02 SECONDS WEST 288.81 FEET, ALONG THE SOUTHERN LINE OF SAID LOT A, ALSO BEING THE
 NORTHERN LINE OF SAID UNION PACIFIC RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 34,889 SQUARE FEET OR 0.80 ACRES AS
 PREPARED BY PITZMAN'S COMPANY.

LEGAL DESCRIPTION FOR LOT A-1:

A PARCEL OF GROUND BEING PART OF LOT A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 372 PAGE 323 OF THE ST.
 LOUIS COUNTY RECORDERS OFFICE, IN THE CITY OF MAPLEWOOD, ST. LOUIS COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST SOUTHWESTERN CORNER OF SAID LOT A, WITH THE SOUTHEASTERN CORNER OF EAST/WEST BARTOLD AVENUE, IRREGULAR
 WIDTH, ALSO BEING THE NORTHERN LINE OF UNION PACIFIC RAILROAD, 100 FEET WIDE:
 THENCE NORTH 09 DEGREES 22 MINUTES 17 SECONDS WEST 60.00 FEET, ALONG THE EASTERN LINE OF SAID EAST/WEST BARTOLD AVENUE, TO
 THE NORTHEASTERN CORNER OF SAID EAST/WEST BARTOLD AVENUE, TO A FOUND IRON PIPE;
 THENCE ALONG THE WESTERN AND NORTHERN LINES OF SAID LOT A, THE FOLLOWING COURSES AND DISTANCES, THENCE NORTH 25 DEGREES 51
 MINUTES 47 SECONDS EAST 49.99 FEET, TO A POINT, THENCE SOUTH 65 DEGREES 34 MINUTES 31 SECONDS EAST 12.00 FEET, TO A POINT,
 THENCE NORTH 25 DEGREES 51 MINUTES 47 SECONDS EAST 40.00 FEET, TO A POINT AND THENCE SOUTH 69 DEGREES 46 MINUTES 06 SECONDS
 EAST 77.25 FEET, TO A POINT;
 THENCE SOUTH 24 DEGREES 08 MINUTES 32 SECONDS EAST 93.59 FEET, TO A POINT AND THENCE SOUTH 09 DEGREES 22 MINUTES 17 SECONDS
 EAST 62.32 FEET, TO A POINT IN THE SOUTHERN LINE OF SAID LOT A, ALSO BEING THE NORTHERN LINE OF SAID UNION PACIFIC RAILROAD;
 THENCE NORTH 65 DEGREES 38 MINUTES 02 SECONDS WEST 93.05 FEET, ALONG THE SOUTHERN LINE OF SAID LOT A, ALSO BEING THE NORTHERN
 LINE OF SAID UNION PACIFIC RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 12,512 SQUARE FEET OR 0.29 ACRES AS PREPARED BY
 PITZMAN'S COMPANY.

LEGAL DESCRIPTION FOR LOT A-2:

A PARCEL OF GROUND BEING PART OF LOT A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 372 PAGE 323 OF THE ST.
 LOUIS COUNTY RECORDERS OFFICE, IN THE CITY OF MAPLEWOOD, ST. LOUIS COUNTY MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE MOST SOUTHWESTERN CORNER OF SAID LOT A, WITH THE SOUTHEASTERN CORNER OF EAST/WEST BARTOLD AVENUE, IRREGULAR
 WIDTH, ALSO BEING THE NORTHERN LINE OF UNION PACIFIC RAILROAD, 100 FEET WIDE:
 THENCE SOUTH 65 DEGREES 38 MINUTES 02 SECONDS WEST 93.05 FEET, ALONG THE SOUTHERN LINE OF SAID LOT A, ALSO BEING THE NORTHERN
 LINE OF SAID UNION PACIFIC RAILROAD TO THE POINT OF BEGINNING;
 THENCE NORTH 09 DEGREES 22 MINUTES 17 SECONDS WEST 62.32 FEET, TO A POINT AND THENCE NORTH 24 DEGREES 08 MINUTES 32 SECONDS
 EAST 93.59 FEET, TO A POINT, IN THE NORTHERN LINE OF SAID LOT A;
 THENCE SOUTH 69 DEGREES 46 MINUTES 06 SECONDS EAST 34.40 FEET, TO A POINT AND THENCE NORTH 69 DEGREES 20 MINUTES 57 SECONDS
 EAST 36.23 FEET, TO A POINT, IN THE WESTERN LINE OF HANLEY ROAD, IRREGULAR WIDTH, TO THE NORTHEASTERN CORNER OF SAID LOT A;
 THENCE ALONG THE WESTERN LINE OF SAID HANLEY ROAD, THE FOLLOWING COURSES AND DISTANCES, SOUTH 20 DEGREES 39 MINUTES 03
 SECONDS EAST 97.05 FEET, TO A FOUND CONCRETE MONUMENT, 48.64 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 914.93 FEET,
 AND A CHORD WHICH BEARS SOUTH 19 DEGREES 07 MINUTES 41 SECONDS EAST 48.63 FEET, TO A FOUND IRON ROD, THENCE SOUTH 27
 DEGREES 53 MINUTES 20 SECONDS WEST 19.99 FEET, TO A POINT, THENCE SOUTH 30 DEGREES 23 MINUTES 24 SECONDS EAST 85.11 FEET, TO A
 POINT, AND 0.71 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 924.93 FEET, AND A CHORD WHICH BEARS SOUTH 11 DEGREES 30
 MINUTES 08 SECONDS EAST 0.71 FEET, ALONG THE WESTERN LINE OF SAID HANLEY ROAD, TO THE SOUTHEASTERN CORNER OF SAID LOT A, ALSO
 BEING THE NORTHERN LINE OF SAID UNION PACIFIC RAILROAD, TO A POINT;
 THENCE NORTH 65 DEGREES 38 MINUTES 02 SECONDS WEST 195.76 FEET, ALONG THE SOUTHERN LINE OF SAID LOT A, ALSO BEING THE
 NORTHERN LINE OF SAID UNION PACIFIC RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 22,377 SQUARE FEET OR 0.51 ACRES AS
 PREPARED BY PITZMAN'S COMPANY.

DEED DESCRIPTION IN BOOK 20260304000051:

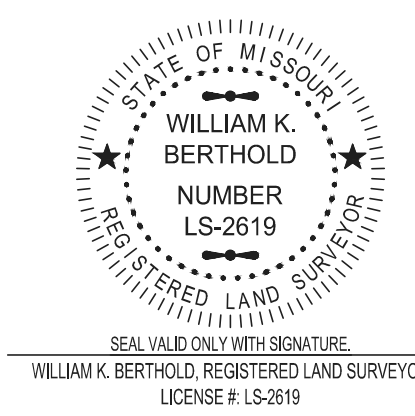
LOT A OF MINOR BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION IN SAINT LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK
 372 PAGE 323 OF THE SAINT LOUIS COUNTY RECORDS.

TO: MICHELE JIANKOPLOS:

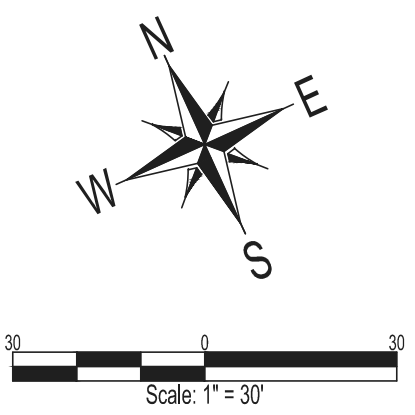
THIS IS TO CERTIFY THAT PITZMAN'S CO OF SURVEYORS & ENGINEERS, BY ORDER OF MICHELE JIANKOPLOS HAS EXECUTED A LAND SURVEY &
 SUBDIVISION PLAT, OF THE PARCEL OF GROUND DESCRIBED HEREON, OF THE ST. LOUIS COUNTY RECORDS, CITY OF MAPLEWOOD, MISSOURI, AND
 THAT THE RESULT OF SAID SURVEY AND VACATION PLAT IS CORRECTLY SHOWN HEREON, AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT
 MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR CLASS URBAN PROPERTY.
 IN WITNESS WHEREOF, I HAVE SIGNED & SEALED THE FOREGOING

MAY 18, 2026

WILLIAM K. BERTHOLD, MOPLS 2619
 PITZMAN'S COMPANY OF SURVEYORS AND ENGINEERS 2007031036
 #2725 SUTTON BOULEVARD
 ST. LOUIS, MISSOURI 63143
 T = 314-781-5665
 C = 314-504-4442
 REVISED JUNE 01, 2026 MOVED LOT LINE BETWEEN LOT A-1 & A-2.



EARTH ACCENT SUBDIVISION PLAT
ALL OF LOT A OF THE MINOR BOUNDARY ADJUSTMENT PLAT
RECORDED IN PLAT BOOK 372 PAGE 323
IN THE CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI



Pitzman's Co.
 of Surveyors & Engineers
 2725 Sutton Blvd
 St. Louis, MO 63143
 P: (314) 781-5668
 www.pitzmans.com
 est. 1859



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 DISCLAIMS ANY RESPONSIBILITY FOR ALL OTHER
 PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR
 OTHER DOCUMENTS OR INSTRUMENTS, RELATING
 TO OR INTENDED TO BE USED FOR ANY PART
 OR PARTS OF THE PROJECT TO WHICH THIS
 DOCUMENT REFERS. © COPYRIGHT 2026
 PITZMAN'S COMPANY.

ORDER#:	26-058 SUB
C.B. OR F.P.#:	# 269
DRAWN BY:	A K B
DEPUTY:	B R W
REVIEWED BY:	W K B
DATE:	MAY 18, 2026
LOCATOR#	22J430752
SHEET	1 of 1

Memorandum



To: Plan & Zoning Commission
From: Todd Hughes, Director of Public Works & Planning
Date: May 29, 2026
Re: **Petition Number 2026-22 - Request by Arc Design to approve a planned unit development district and preliminary development plan (which will rezone to PUD District) for approximately 1.10 acres of land at the intersection of Manchester Road and Oakland Avenue.**

BACKGROUND

1. Existing Land Use: The site, which was formerly occupied by Steak ‘n Shake, is located at the intersection of Oakland Avenue and Manchester Road. The parcel is currently zoned AB Arterial Business District.
2. Surrounding Land Use: A multi-family apartment complex is located to the east of the site across Oakland Avenue. The west property line abuts a commercial auto dealership and the south property line abuts an institutional use (Maplewood Richmond Heights Early Childhood Center). Maplewood City Hall is across Manchester Road to the north.

ZONING REQUEST

The petitioner, Arc Design, is requesting approval of a planned unit development for the site and a preliminary development plan (which will rezone the lot to PUD District) for approximately 1.1 acres of land (see attached plan).

Approval of this request and the possible future approvals of the final development plan for the site, if granted by the Plan and Zoning Commission and the City Council, would bring this property into conformance with the zoning code of the City of Maplewood and allow for the construction of a Culver’s restaurant.

PLANNING AND ZONING ISSUES

1. Proposed Use: The proposed use for the site is a Culver’s restaurant. This use is considered a conditional use in the current zoning district, AB Arterial Business District. This use would be well suited for the proposed location and meets the intent and purpose of the AB Arterial Business District as defined in the zoning ordinance – *“the AB District is intended to accommodate and regulate those business and commercial uses which draw customers primarily from motorists passing on the street or for whom a location on a highway or arterial street is especially useful or necessary. Such uses function relatively independent of intensive pedestrian traffic and proximity of other businesses.”*

This project could be approved by conditional use permit or by a planned unit development. Because of various requirements and constraints, the petitioner has requested this project be

a planned unit development district. A planned unit development district also allows the City of Maplewood greater flexibility for imposing additional restrictions.

2. Project Location/Circulation/Traffic Impacts: The site is well suited for a restaurant. The site's history as a restaurant with a drive-through, its location at a signalized intersection on a high-traffic arterial corridor, and its existing access points on both Manchester Road and Oakland Avenue make it well suited for this use.
3. Landscaping/Lighting: The attached plan includes proposed landscaping.
4. Parking/Loading Requirements: The site meets City Code parking requirements in terms of the number of parking spaces, width of drive aisles, and size of parking stalls.
5. Trash/Outdoor Sales and Display: The attached preliminary development plan shows the trash dumpster located in the northwest corner of the site. No outdoor sales or display of merchandise or vending machines will be permitted.

FINDING:

Staff recommends approval of the attached planned unit development ordinance and preliminary development plan based on the following findings of fact.

- A. The project meets the purpose and intent of planned districts by:
 - i. Providing a means for encouraging ingenuity, imagination, and flexibility in the planning and design of a land area with sufficient size and shape to allow comprehensive planning.
 - ii. Providing a well-integrated setting for commercial land uses that incorporates landscaping to enhance the visual environment along the Manchester Road and Oakland Avenue corridor.
 - iii. Allowing the City of Maplewood greater flexibility to impose conditions, restrictions, and design standards appropriate to the site and its surrounding context.
- B. The proposed planned unit development will contribute to and promote the welfare and convenience of the public by providing a restaurant facility that serves the surrounding community and is compatible in scale and intensity with adjacent commercial and institutional uses. The project will contribute to the City of Maplewood's tax base and support the long-term economic vitality of the Manchester Road corridor. The scale and intensity for the proposed use should be compatible with adjacent and surrounding commercial, institutional, and residential uses.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING A PLANNED UNIT DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 1.10 ACRES OF LAND AT 7606 MANCHESTER ROAD

WHEREAS, Arc Design requested rezoning to Planned Unit Development (PUD) District pursuant to Division 13 PUD Planned Unit Development District of the Zoning Ordinance for the property (“Property”) identified on Exhibit A attached hereto and by reference made a part hereof, and submitted a preliminary development plan (the “Preliminary Development Plan”), copies of which are attached hereto as Exhibit B; and

WHEREAS, the Plan and Zoning Commission recommended approval of the PUD District and the Preliminary Development Plan on certain conditions at its June 1, 2026, meeting by a vote of 4 ayes, 0 nays, 1 absent; and

WHEREAS, the City Council held a Public Hearing on June 9, 2026, regarding the proposed amendments to the zoning map and the Preliminary Development Plan 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. Approval of PUD District and Preliminary Development Plan.

The rezoning of the Property to Planned Unit Development (PUD) District is granted on all the terms and conditions set forth in this ordinance and in the Preliminary Development Plan, which is incorporated herein by this reference. The Preliminary Development Plan is hereby approved.

Section II. Uses:

A. Permitted Uses - The following use is permitted for the Property.

1. Drive-in or carryout restaurants serving prepared food or beverages to customers for consumption on premises, in parked motor vehicles, or for consumption off-premises. The restaurant can operate from 10am - 12am Sunday through Thursday and 10am-1am on Friday and Saturday.

Section III. Use Regulations, Conditions and Standards:

A. Building Height - No building shall exceed a height of thirty-five (35) feet.

B. Building Setbacks - No building shall be located within the following setbacks:

1. Right-of-Way Setback (Manchester Road) - not less than thirty-five (35) feet.
2. Right-of-Way Setback (Oakland Avenue) - not less than fifty (50) feet.
3. West and South Property Line - not less than twenty (20) feet.

4. Transitional Yard: A transitional yard setback will not be required
- C. Parking and Drive Setbacks - No new unenclosed parking or loading space or internal drive, except for ingress and egress drives, shall be located within the minimum following setbacks:
1. Two (2) feet from Manchester Road public right-of-way.
 2. Four (4) feet from Oakland Avenue public right-of-way.
 3. Two (2) feet from all other property lines.
- D. Access/Roadway Improvements
1. Access to this site shall be provided via one (1) curb cut along Manchester Road and one (1) curb cut along Oakland Avenue.
 2. The applicant shall construct all sidewalks, entrances, and curbs in accordance with City of Maplewood standards.
- E. Lighting Requirements
1. Parking lot lighting shall be designed and installed in accordance with City of Maplewood standards.
 2. Lighting standards shall not exceed thirty-five (35) feet.
 3. Lighting shall be designed in accordance with Illuminating Engineering Society standards and maintained so that the effects of direct lighting or glare on adjacent properties are prohibited.
 4. The Director of Public Works may require the review of the lighting plan by a certified lighting engineer to be chosen by the City. The applicant shall incur all costs of plan review by said lighting engineer.
- F. Stormwater and Sanitary Sewers
1. Adequate provisions shall be made for the disposal of stormwater in accordance with the specifications and standards of the Metropolitan St. Louis Sewer District and the City of Maplewood.
 2. All stormwater shall be discharged at an adequate natural discharge point.
 3. Sanitary sewer facilities shall be provided in accordance with the requirements of the Metropolitan St. Louis Sewer District and the City of Maplewood.
 4. All roof stormwater drains are to be connected to underground lines.
- G. Sign Requirements
1. All new signs shall be erected in accordance with the preliminary development plan/ sign package as approved by the Design and Review Board.

H. Landscape Plan

1. A landscape plan subject to the review and approval of the City of Maplewood shall be prepared by the applicant.
2. The landscaping at all entrances shall be modified as directed by the Director of Public Works and Planning to ensure that adequate sight distance is provided at the intersection.
3. Replanting and replacement of existing plant materials must be made on an annual basis as needed.
4. All grass and landscaping must be irrigated.
5. The Public Works and Planning Director may require the review of said plan by a certified landscape architect to be chosen by the City. The applicant shall incur all costs of plan review by said landscape architect.

I. Trash/Outdoor Storage, Display and Sales Areas

1. The location of outdoor trash receptacles shall be subject to the review and approval of the Director of Public Works and Planning
2. All trash receptacles must be screened from public view with a minimum six-foot high fence of wood or masonry construction, plantings or other material deemed acceptable by the Zoning Administrator.
3. No outdoor storage and/or sale of merchandise will be permitted.

Section IV. Parking and Loading:

1. Parking stalls shall be a minimum of 9' x 19'.
2. Internal two-way drive aisles shall be a minimum of twenty-three (23) feet in width.
3. Internal one-way drive aisles shall be a minimum of twelve (12) feet in width.

Section V. Timing.

1. A Final Development Plan shall be submitted within eighteen (18) months of the passage of this Ordinance.

Section VI. Building Materials.

1. All building materials must receive the approval of the Design and Review Board.

Section VII. Miscellaneous:

1. Every use, activity, process or operation on the site shall comply with the environmental performance standards prescribed in Sec. 56-448 (c) of the City of Maplewood Zoning Code.

2. Speakers on-site shall be maintained at a sound level so as to be inaudible to the adjacent residential and school areas.
3. Variance from 6-49.b.8 to allow outdoor illuminated menu signs to have a sign area of 29.75 sf, which exceeds the 25 sf allowed by ordinance.
4. Variance from 6-76.a.10.b.3 to allow a pole sign to extend downward to within 9' of the ground or pavement, which exceeds the 10' allowed by ordinance
5. Variance from 6-76.a.10.b.5 to allow the sign area to exceed the allowable area to 71.89 sf. The maximum sign area as allowed by the ordinance is 43.88 sf.

Section VIII. Adherence to Plan; Guarantee of Improvements.

In addition to the requirements of the Subdivision Ordinance, no building permits, or permits authorizing the occupancy or use of a building, facility, commercial establishment or service concern may be issued until required improvements under the jurisdiction of the City of Maplewood are constructed or a performance bond, escrow, or other acceptable instrument is posted covering their estimated cost as determined by the Director of Public Works and Planning. Required improvements under the jurisdiction of the City of Maplewood shall include, but not be limited to, streets, sidewalks, sanitary and storm sewers, streetlights, and street trees. If the Property is developed in sections, the requirement shall also apply to all major improvements necessary to the proper operation and function of the section in question, even though such improvements may be located outside of the section in question. This ordinance adopting PUD zoning and the final development plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location, and design of all uses.

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

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of July, 2026

Barry Greenberg, Mayor

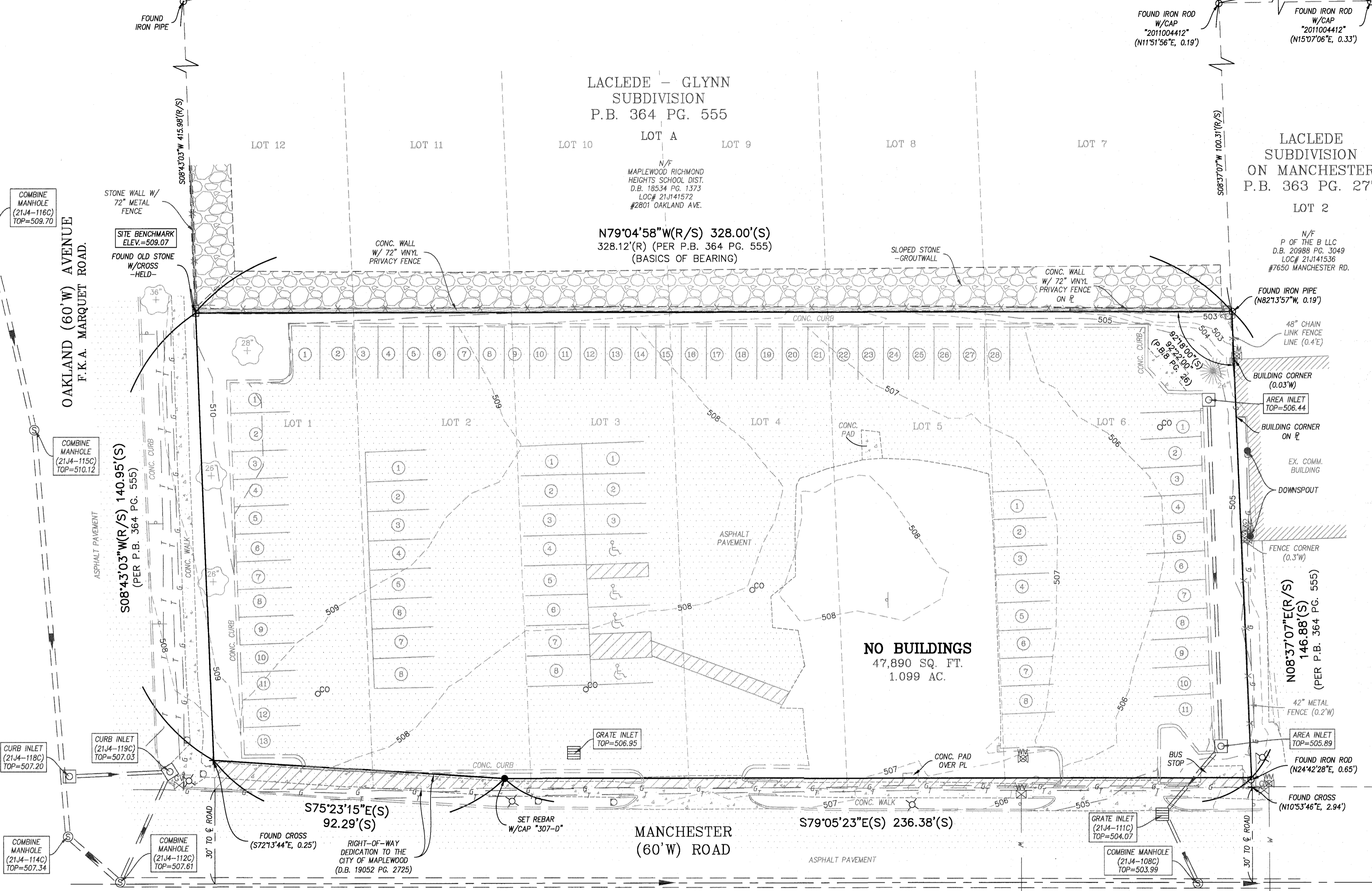
Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING ALL OF LOTS 1, 2, 3, 4, 5, AND 6 IN BLOCK 1 OF "GLYNN'S SUBDIVISION OF LOT 6 LACLEDE" (P.B. 8, PG. 26) LOCATED IN U.S. SURVEY 2939, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI.

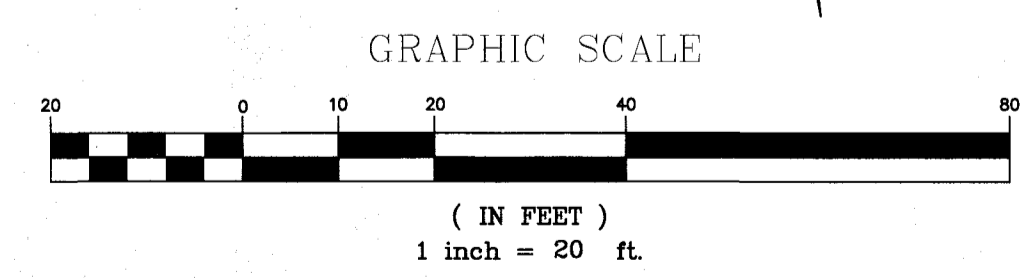


LEGEND:

	TREE LINE		FIRE HYDRANT
	STILT FENCE		UTILITY MANHOLE
	FENCE LINE		MAIL BOX
	UNDERGROUND CATV LINE		A/C UNIT
	UNDERGROUND ELECTRIC LINE		SANITARY MANHOLE
	UNDERGROUND WATER LINE		SANITARY CLEANOUT
	UNDERGROUND TELEPHONE LINE		STORM MANHOLE
	UNDERGROUND GAS LINE		CURB INLET / AREA INLET
	OVERHEAD ELECTRIC		GRATE MANHOLE
	OVERHEAD WIRE		GRATE INLET
	UNDERGROUND SEWER LINE		BUSH/SHRUB
	BUILDING		TREE
	LIGHT STANDARD		SURFACE FLOW
	YARD LIGHT		SURFACE FLOW WITH SLOPE
	UTILITY POLE		DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8\"/>
	UTILITY POLE W/ LIGHT		DENOTES SEMI-PERMANENT MONUMENT TO BE SET
	UTILITY POLE W/ TRANSFORMER		FOUND IRON PIPE
	GUY WIRE		CONC. MON./ STONE
	TRAFFIC SIGNAL		CROSS
	WATER SPIGOT		CROSS WITH ANCHOR
	ELECTRIC METER		CONC. PAVEMENT
	GAS METER		ASPHALT PAVEMENT
	WATER VALVE		BRICK PAVERS
	GAS VALVE		GRAVEL
	GAS DRIP		
	ELECTRIC BOX		
	CABLE TV BOX		
	TELEPHONE BOX		
	TELEPHONE MANHOLE		
	ELECTRIC MANHOLE		
	STREET/ROAD SIGN		
	MISC. POLE/POST		
	PARCEL TIE (SAME OWNER)		

SURVEYOR'S NOTES

- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
- BASIC OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "LACLEDE - GLYNN SUBDIVISION" AS RECORDED IN PLAT BOOK 364 PAGE 555 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: MAPLEWOOD 3 LLC IS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 2026020400453 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- PARCEL ADDRESS: #7606 MANCHESTER ROAD.
- ASSESSOR'S PARCEL ID NUMBER: 21J141453
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- TOTAL AREA OF SURVEYED PARCEL: 47,890 SQUARE FEET (1.0994 ACRES), TOTAL 1 PARCEL.
- THERE IS NO BUILDINGS OBSERVED AT THIS SITE.
- THE SUBJECT TRACT IS ZONED "AB" ARTERIAL BUSINESS DISTRICT, ACCORDING TO ZONING INFORMATION MADE PUBLICLY AVAILABLE BY CITY OF MAPLEWOOD, MISSOURI.
THE RESTRICTIONS FOR "AB" ARTERIAL BUSINESS DISTRICT ARE AS FOLLOWS:
FRONT: 20' SETBACK
SIDE AND REAR : NONE REQUIRED, BUT IF A SIDE OR REAR YARD IS PROVIDED, NO SUCH YARD SHALL BE LESS THAN 5'.
NOTE: NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR. ZONING INFORMATION IS SHOWN HEREON BASED ON UPON INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF MAPLEWOOD, MISSOURI.
- THE SUBJECT TRACT IS LOCATED FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0327K EFFECTIVE FEBRUARY 04, 2015.
- UTILITIES ARE SHOWN HEREON BASED ON A COMBINATION OF MARKS MADE BY THE UTILITY COMPANIES AND VISIBLE AT THE TIME OF THE SURVEY, VISIBLE SURFACE UTILITIES, AND UTILITY MAPS PROVIDED BY THE UTILITY COMPANIES. PRIVATE UNDERGROUND UTILITIES NOT MARKED BY THEIR RESPECTIVE UTILITY COMPANIES AT THE TIME OF THIS SURVEY MAY BE PRESENT BUT NOT LOCATED BY THE SURVEYOR OR SHOWN ON THIS SURVEY. THE CONTRACTOR SHOULD VERIFY THE PRESENCE OF ADDITIONAL UTILITIES BEFORE ANY CONSTRUCTION IS PERFORMED ON THIS SITE.
- FOR EASEMENT, THE STERLING COMPANY HAS USED, EXCLUSIVELY, AN INFORMATIONAL REPORT BY INVESTOR TITLE COMPANY, WITH FILE NUMBER: 797594 AND AN EFFECTIVE DATE OF FEBRUARY 13, 2026 AT 8:00 AM. THE NOTES REGARDING REQUIREMENTS/EXCEPTIONS OF ABOVE INFORMATIONAL REPORT ARE OUTLINED IN THE "TITLE NOTES" SECTION HEREON.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NOR WAS THERE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS CONDUCTING THE FIELD WORK AT THIS SITE.
- THERE WERE POSSIBLE ENCROACHMENTS FOUND DURING THE COURSE OF PERFORMING THE FIELD WORK AT THIS SITE. NOTES AS FOLLOWS:
A. A CONCRETE WALL WITH 72-INCH VINYL PRIVACY FENCE IS ON THE SOUTH PROPERTY LINE.
B. THE BUS STOP CONCRETE PAD IS OVER THE NORTH PROPERTY LINE.
C. A CONCRETE PAD IS OVER THE NORTH PROPERTY LINE.



TITLE NOTES

- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, AN INFORMATIONAL REPORT BY INVESTORS TITLE COMPANY, WITH FILE NUMBER: 797594, WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2026 AT 8:00 A.M. THE NOTES REGARDING REQUIREMENTS/EXCEPTIONS OF ABOVE INFORMATIONAL REPORT ARE AS FOLLOWS:
- BUILDING LINES, EASEMENTS, RESTRICTIONS OR OTHER MATTERS, IF ANY, AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT (BOOK) 8 (PAGE) 28, AFFECTS THE SUBJECT TRACT. NO BUILDING LINES OR EASEMENTS OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 8 PAGE 28.
 - RIGHT OF WAY CONVEYED TO THE CITY OF MAPLEWOOD, MISSOURI IN BOOK 19052 PAGE 2725 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
 - MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION WARRANTY DEED AND TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 24482 PAGE 155 OF THE ST. LOUIS COUNTY RECORDS, DOES NOT AFFECT THE SUBJECT TRACT.

SURVEYOR'S CERTIFICATION:

THE STERLING COMPANY
ORDER NUMBER 26-02-025
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129

TO: MAPLEWOOD 3, LLC, A MISSOURI LIMITED LIABILITY COMPANY, INVERTORS TITLE COMPANY:

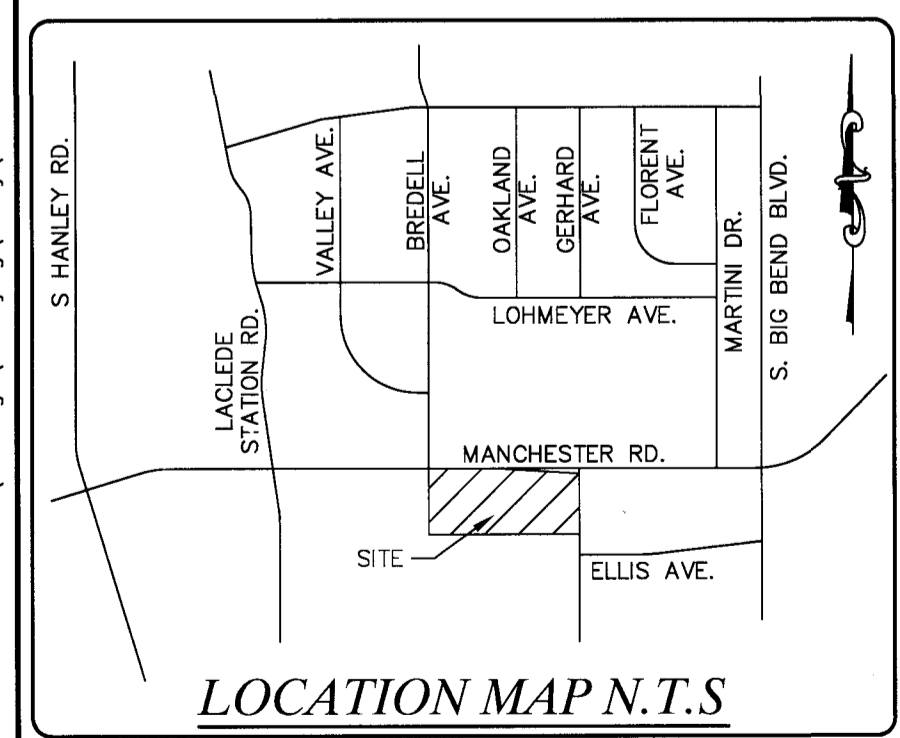
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(A), 7(B)(1), 8, 9, 11(A), 13, 16, 17, 20 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 03, 2026.

WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (2 CSR 90-60, EFFECTIVE AS OF THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY"

THE STERLING COMPANY
MO. REG. 307-D



James A. Henson
3-11-2026
JAMES A. HENSON, P.L.S.
MO. REG. L.S. #2007017963



ABBREVIATIONS:

CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
PG.	PAGE
SQ. FT.	SQUARE FEET
(R)	RECORD
(S)	SURVEY
FF	FINISH FLOOR
TF	TOP FOUNDATION
BF	BASEMENT FLOOR

SITE INFO:
N/F MAPLEWOOD 3 LLC
D.D. 2026020400453
LOC.# 21J141453
#7606 MANCHESTER RD.
47,890 SQ. FT. OR 1.099 AC.±

PROPERTY DESCRIPTION:
A TRACT OF LAND BEING ALL OF LOTS 1, 2, 3, 4, 5, AND 6 IN BLOCK 1 OF GLYNN'S SUBDIVISION OF LOT 6 LACLEDE GAS COMPANY IN PLAT BOOK 8 PAGE 26, TOWNSHIP 45 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MAPLEWOOD, MISSOURI.
BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH R.O.W. LINE OF MANCHESTER 60' W ROAD WITH THE WEST R.O.W. LINE OF OAKLAND 60' W AVENUE (FORMERLY MARQUET ROAD), THENCE SOUTHERLY ALONG THE WEST R.O.W. LINE OF OAKLAND AVENUE, ALSO BEING THE EAST LINE OF LOT 1 OF GLYNN'S SUBDIVISION, A DISTANCE OF 150.0 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1, 2, 2, 4, 5, AND 6 A DISTANCE OF 328.0 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 6, THENCE NORTHERLY ALONG THE WEST LINE OF SAID 6 A DISTANCE OF 150.0 FEET TO A POINT IN THE SOUTH R.O.W. LINE OF MANCHESTER ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6, THENCE EASTERLY ALONG THE SOUTH R.O.W. LINE OF MANCHESTER ROAD A DISTANCE OF 328' 2-1/2" TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION TAKEN FOR RIGHT OF WAY PURPOSES, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERN LINE OF OAKLAND AVENUE, 60 FEET WIDE; THENCE SOUTH 8 DEGREES 41 MINUTES 38 SECONDS WEST 9.03 FEET, ALONG THE WESTERN LINE OF SAID OAKLAND AVENUE, TO A POINT; THENCE NORTH 75 DEGREES 12 MINUTES 39 SECONDS WEST 92.15 FEET, TO A POINT; THENCE NORTH 78 DEGREES 54 MINUTES 47 SECONDS WEST 236.46 FEET, TO THE WESTERN LINE OF SAID LOT 6; TO A POINT; THENCE NORTH 8 DEGREES 44 MINUTES 07 SECONDS EAST 3.12 FEET, ALONG THE WESTERN LINE OF SAID LOT 6, TO THE SOUTHERN LINE OF SAID MANCHESTER ROAD, THENCE SOUTH 78 DEGREES 54 MINUTES 22 SECONDS EAST 328.18 FEET, ALONG THE SOUTHERN LINE OF SAID MANCHESTER ROAD, TO THE POINT OF BEGINNING, AS PREPARED BY PITZMAN'S COMPANY.

SITE BENCHMARK:
OLD STONE WITH CROSS, 509.07' (NAVD88)
FOUNDED OLD STONE WITH CROSS AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

BENCHMARK:
ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 14501 ELEVATION: 508.68' (NAVD88)
STANDARD DNR ALUMINUM DISK STAMPED SL-192 AND SITUATED IN A GRASSY AREA SOUTH OF MAPLEWOOD RICHMOND HEIGHTS HIGH SCHOOL, ADDRESSED AS #7539 MANCHESTER ROAD; ROUGHLY 450 FEET WEST OF THE CENTERLINE OF BIG BEND ROAD, 25.5 FEET NORTH OF THE CURB ALONG THE NORTH SIDE OF MANCHESTER ROAD, 29 FEET SOUTH OF THE SOUTHWEST CORNER OF FENCE AROUND TENNIS COURTS, 71 FEET NORTHEAST OF A POWER POLE, 68 FEET NORTHWEST OF A SECOND POWER POLE, AND 149 FEET WEST OF THE NORTHWEST POST OF A BUS STOP SHELTER.

Drawing name: V:\2602025\7606 Manchester Rd\Drawings\Surveying\2602025 Boundary.dwg Plotted on: Mar 11, 2026 - 3:29pm Plotted by: gtdo

ISSUE REMARKS/DATE

1	ORIGINAL ISSUE
2	

PREPARED FOR:
Jim and Angela Burtelow
#15455 MANCHESTER RD #3986
BALLWIN, MO 63011

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5065 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
E-Mail: Sterling@sterling-eng-sur.com
CORP. CERT. OF AUTHORITY: #001348

PROJECT: **7606 MANCHESTER ROAD**

SHEET TITLE: **ALTA/NSPS LAND TITLE SURVEY**

NO.	26	02	025
M.S.D.			SHEET
P#			1
DIGITAL FILE LOCATION			OF
ENTER DRAWING NAME AND NUMBER			

EXHIBIT B

CULVER'S OF MAPLEWOOD

7606 MANCHESTER ROAD
MAPLEWOOD, MO 63143

ARC DESIGN
RESOURCES INC.

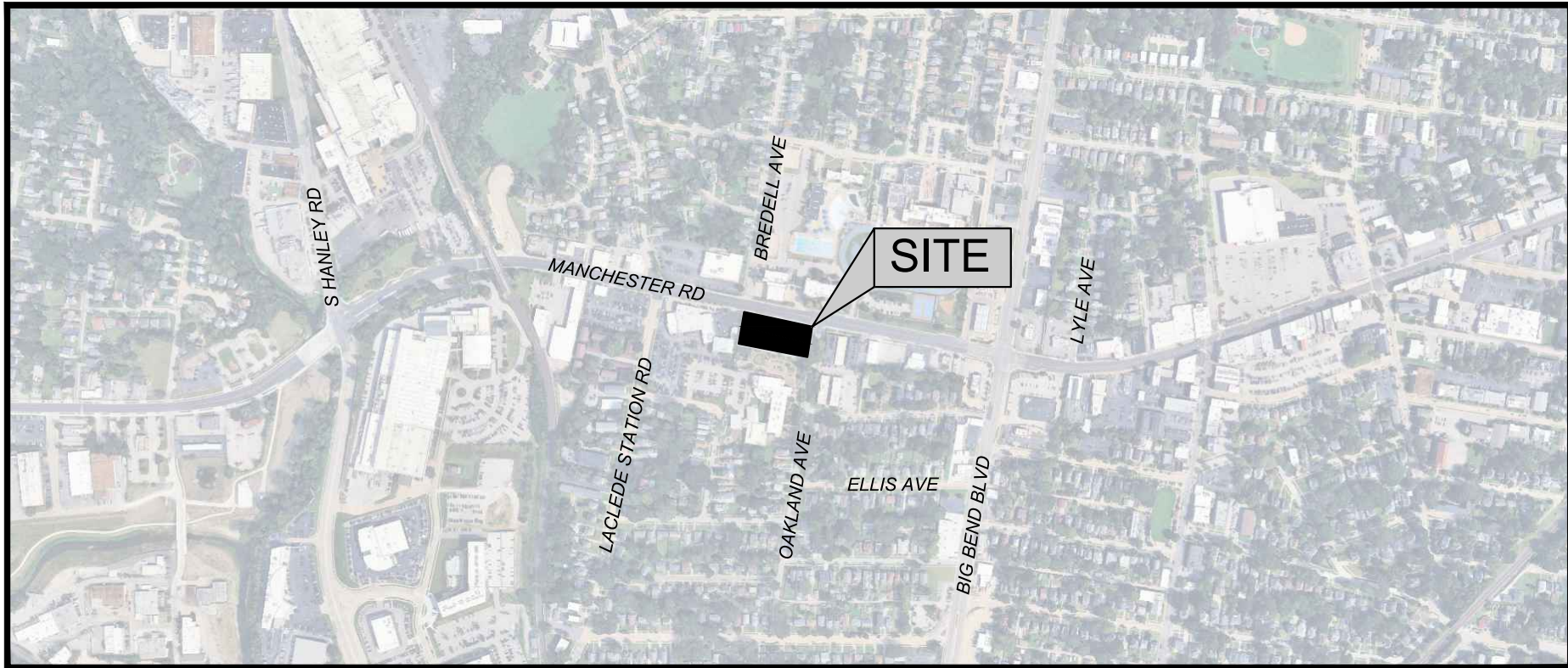
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Missouri Design Firm License No. F01298399

GENERAL NOTES

- THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
- MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES. USE TRAFFIC CONTROL DEVICES TO INCLUDE TEMPORARY STRIPING, FLAGMEN, BARRICADES, WARNING SIGNS, AND WARNING LIGHTS SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND MODOT STANDARDS.
- ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED INDUSTRY STANDARDS AND REQUIREMENTS SET FORTH BY THE THE OWNER'S "DESCRIPTION OF WORK" CITY OF MAPLEWOOD, THE STATE OF MISSOURI, AND THIS PLAN SET.
- THE CITY OF MAPLEWOOD MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.
- THE CONTRACTOR SHALL COORDINATE ALL PERMIT AND INSPECTION REQUIREMENTS WITH RESPONSIBLE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL INCLUDE THE COSTS OF THIS COORDINATION AND ALL INSPECTION FEES IN THE BID PRICE.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL COME WITH A WARRANTY AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS. THIS WARRANTY PERIOD SHALL RUN CONCURRENT WITH THE REQUIRED WARRANTY PERIODS THE OWNER MUST PROVIDE TO EACH LOCAL GOVERNMENT AGENCY, AS A CONDITION OF THE PERMIT.
- THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL STRUCTURES, INLETS, PIPES, SWALES, ROADS AND PUBLIC EGRESSSES MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
- ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECORDED SHOWING SIZE, LOCATION, AND DEPTH BY THE CONTRACTOR, AND EITHER RECONNECTED AND REROUTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING ANY TILE.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY THE LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING PROPERTY CORNERS TO KNOWN PROPERTY LINES. NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
- ALL ELEVATIONS ARE ON NAVD 88 DATUM.
- PARKING AREAS DESIGNATED AS A.D.A. AND ALL SIDEWALK SHALL BE COMPLIANT WITH STATE AND LOCAL A.D.A. REQUIREMENTS.
- TACTILE WARNING PLATES PER MODOT SPECIFICATIONS SHALL BE PLACED AT ALL LOCATIONS WHERE SIDEWALK THAT IS TO BE REPLACED INTERSECTS PUBLIC ROADS AND AT LOCATIONS INDICATED IN THIS PLAN SET.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, GENERAL TELEPHONE, GENERAL ELECTRIC, AMEREN MISSOURI, AND CABLE TELEVISION, IF ANY. THE MISSOURI ONE CALL SYSTEM NUMBER IS 1-800-344-7483.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER, THE OWNER AND THE CITY WITH RECORD DRAWINGS IN A DIGITAL FORMAT COMPATIBLE WITH AUTOCAD RELEASE 14 UPON COMPLETION OF HIS WORK.
- ANY EXCESS DIRT OR MATERIALS SHALL BE PLACED BY THE CONTRACTOR ONSITE AT THE OWNER'S DIRECTION OR AS INDICATED ON THE PLANS.
- NOTIFY THE OWNER AND CITY OF MAPLEWOOD OF ANY EXISTING WELLS. OBTAIN PERMIT FROM MISSOURI DEPARTMENT OF NATURAL RESOURCES. CAP AND ABANDON WELLS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- FINISH GRADE SHALL IN ALL AREAS NOT SPECIFICALLY RESERVED FOR STORM WATER MANAGEMENT SHALL DRAIN FREELY. NO PONDING SHALL OCCUR. TOLERANCES TO BE OBSERVED WILL BE MEASURED TO THE NEAREST 0.04 OF A FOOT FOR PAVED SURFACES AND 0.10 OF A FOOT FOR UNPAVED AREAS.

VICINITY MAP



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-00	COVER
C-01	GENERAL NOTES
C-02	GENERAL NOTES
C-03	EXISTING CONDITIONS AND REMOVAL PLAN
C-04	SWPPP PLAN
C-05	SWPPP DETAILS
C-06	LAYOUT PLAN
C-07	GRADING AND DRAINAGE
C-08	UTILITY PLAN
C-09	DETAILS
C-10	MODOT DETAILS
C-11	CITY DETAILS
L-01	LANDSCAPE PLAN

PROJECT NAME
OWNER'S NAME

CULVER'S OF MAPLEWOOD

7606 MANCHESTER ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

CONSULTANTS

ISSUED FOR

ITEM	DATE
1. ---	---
2. ---	---
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REVISIONS

ITEM	DATE
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2. ---	---
3. ---	---
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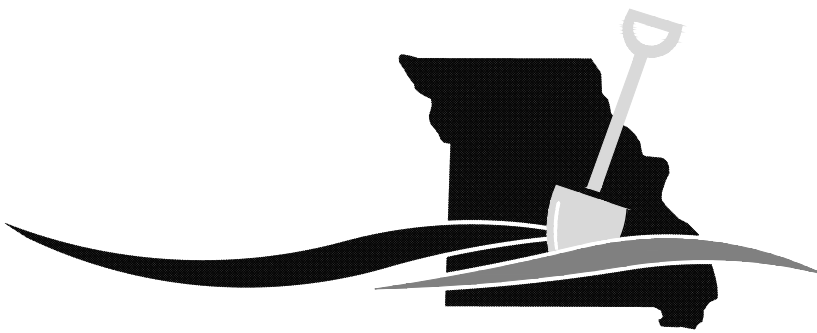
SHEET TITLE

COVER

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001
C-00



MISSOURI
ONE CALL SYSTEM
STOP-CALL BEFORE YOU DIG
1-800-DIG-RITE
1-800-344-7483

OWNER:

TONY MILAZZO

400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

ENGINEER:

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Missouri Design Firm License No. F01298399

APPROVAL _____ **DATE** _____
CITY OF MAPLEWOOD (B-5 PROCESS) PENDING
CITY OF MAPLEWOOD (BUILDING PERMIT) PENDING

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:
PUBLIC WORKS DEPARTMENT
7601 MANCHESTER RD
MAPLEWOOD, MO 63143
TODD HUGHES
PUBLIC WORKS DIRECTOR
(314) 645-3635

WATER DEPARTMENT:
MISSOURI AMERICAN WATER
(866) 430-0820

SEWER DISTRICT:
METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET STREET
ST. LOUIS, MO 63103
(314) 768-6272

CABLE TELEVISION:
CHARTER COMMUNICATIONS
(888) 406-7063

TELEPHONE:
CHARTER COMMUNICATIONS
(888) 406-7063

GAS:
SPIRE ENERGY
(800) 887-4173

ELECTRIC:
AMEREN MISSOURI
(877) 426-3736

EARTHWORK NOTES

- UNSUITABLE MATERIALS: ASSUME THAT IF UNSUITABLE MATERIALS ARE ENCOUNTERED AND THE REPLACEMENT OF THESE MATERIALS IS REQUIRED, THIS SITUATION SHALL BE HANDLED AS FOLLOWS:
 - THE SITE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. THE PROJECT SUPERINTENDENT, PRIOR TO THE UNDERCUTTING BEING COMPLETED, SHALL APPROVE ANY ADDITIONAL UNDERCUTTING. THE QUANTITIES SHALL BE VERIFIED BY THE ENGINEER AS THE ADDITIONAL REMOVAL IS BEING COMPLETED.
 - IF APPROVED BY THE ENGINEER, THESE MATERIALS SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIALS AND COMPACTED IN ACCORDANCE TO REQUIRED STANDARDS. THE COST OF THIS WORK SHALL BE AN EXTRA TO THE CONTRACT, WITH THE COST BEING ADJUSTED BY CHANGE ORDER. IF THE SITE CONTRACTOR IS FURNISHING ANY OFF SITE MATERIALS, A REPRESENTATIVE SAMPLE OF SUCH MATERIALS SHALL BE FURNISHED TO THE GENERAL CONTRACTOR'S APPROVED TESTING AGENCY TO DETERMINE A PROCTOR.
 - DEFINITION FOR MATERIALS:
 - "ORGANIC MATERIAL" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT IN EXCESS OF 8% OR AS DETERMINED BY THE PROJECT OWNER'S ENGINEER.
 - TOPSOIL SHALL BE FRIBBLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, OR CLAY LOAM).
 - SAND CONTENT SHALL GENERALLY BE LESS THAN 70% BY WEIGHT.
 - CLAY CONTENT SHALL GENERALLY BE LESS THAN 35% BY WEIGHT.
 - ORGANIC SOILS, SUCH AS PEAT OR MUCK, SHALL NOT BE USED AS TOPSOIL.
 - TOPSOIL SHALL BE RELATIVELY FREE FROM LARGE ROOTS, WEEDS, BRUSH, OR STONES LARGER THAN 25 MM (1 INCH). AT LEAST 90% SHALL PASS THE 2.00 MM (NO. 10) SIEVE.
 - TOPSOIL PH SHALL BE BETWEEN 5.0 AND 8.0. TOPSOIL ORGANIC CONTENT SHALL NOT BE LESS THAN 1.5% BY WEIGHT. TOPSOIL SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.
 - "EXISTING ON SITE MATERIAL WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL OF SUCH A QUALITY THAT THE SPECIFIED COMPACTION CAN BE MET WITHOUT ANY ADDITIONAL WORK OTHER THAN "DENSIFYING" WITH A ROLLER. SCARIFICATION AND DRYING OF THIS MATERIAL WILL NOT NEED TO BE DONE PRIOR TO COMPACTION.
 - "EXISTING ON SITE MATERIAL NOT WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL WITH A HIGH MOISTURE CONTENT THAT CAN NOT MEET SPECIFIED COMPACTION REQUIREMENTS WITHOUT SCARIFICATION AND DRYING, CHEMICAL STABILIZATION, ETC. OF THIS MATERIAL PRIOR TO COMPACTION.
 - "UNSUITABLE MATERIAL" IS DEFINED AS ANY MATERIALS THAT:
 - CANNOT BE UTILIZED AS "TOPSOIL" (ORGANIC) FOR LANDSCAPE AREAS.
 - CANNOT BE UTILIZED AS "ENGINEERED FILL" REGARDLESS OF MOISTURE CONTENT AND / OR DOES NOT STRUCTURALLY MEET THE STANDARDS OF THE PROJECT OWNER'S ENGINEER'S RECOMMENDATIONS FOR "ENGINEERED FILL".
 - CAN BE DEFINED AS NATURAL MATERIALS OR MATERIALS FROM "DEMOLITION" AND / OR EXCAVATED AREAS (I.E., MATERIALS THAT WOULD NOT BE SUITABLE FOR "ENGINEERED FILL").
 - "OFF-SITE MATERIAL" IS DEFINED AS ANY MATERIALS THAT ARE BROUGHT FROM ANY AREA NOT INDICATED ON THIS PLAN SET.
 - "TRENCH BACKFILL" SHALL BE DEFINED AS ANY MATERIALS USED FOR THE PURPOSES OF BACKFILLING ANY TRENCH AND / OR ANY EXCAVATION REQUIRING BACKFILLING. REFER TO "STANDARDS FOR FILL AREAS" TO DETERMINE ACCEPTABLE MATERIALS AND PROCEDURES.
 - THE TERM "STRIPPING" OR "STRIP" AS USED HEREIN SHALL BE DEFINED AS THE REMOVAL OF ALL "ORGANIC MATERIALS" FROM A GIVEN AREA. THE TERM "ORGANIC MATERIALS" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT OVER 8% BASED ON ASTM D2974, OR AS DEFINED BY THE OWNER'S ENGINEER.
 - STANDARDS FOR CUT AREAS:
 - A "CUT AREA" IS DEFINED AS ANY AREA WHERE "ENGINEERED FILL" IS NOT REQUIRED TO BRING THE SITE TO DESIGN SUBGRADE ELEVATION. INSTEAD, EXCAVATION OR "CUTTING" IS REQUIRED TO ACHIEVE DESIGN SUBGRADE ELEVATION ("ENGINEERED FILL" BEING DEFINED AS ANY MATERIAL BEING "OFFSITE MATERIAL").
 - IN "CUT AREAS" THE SITE CONTRACTOR SHALL PERFORM ONE OF THE FOLLOWING PROCEDURES AT THE DISCRETION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT:
 - FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF GRANULAR SOILS, THE EXPOSED SUBGRADE SHOULD BE COMPACTED / DENSIFIED BY AT LEAST ONE (1) PASS OF A SMOOTH-DRUMMED VIBRATORY ROLLER HAVING A MINIMUM GROSS WEIGHT OF 10 TONS.
 - FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF COHESIVE SOILS, THE EXPOSED SUBGRADES SHOULD BE PROOF-ROLLED WITH A FULLY-LOADED SIX-WHEEL TRUCK HAVING A MINIMUM GROSS WEIGHT OF 25 TONS. THE MAXIMUM ALLOWABLE DEFLECTION UNDER THE SPECIFIED EQUIPMENT SHALL BE 1/2".
 - IN THE EVENT THAT ADEQUATE STABILITY OF GRANULAR SOILS SUBGRADES CANNOT BE ACHIEVED BY THE PROCEDURES AS OUTLINED IN ITEM 1 ABOVE, OR THAT DEFLECTIONS GREATER THAN 1/2" ARE OBSERVED DURING THE "PROOF ROLLING" OF COHESIVE SOILS SUBGRADES (AS OUTLINED IN ITEM 2 ABOVE) ADDITIONAL CORRECTIVE MEASURES WILL BE REQUIRED. THESE MEASURES COULD INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, SCARIFICATION, MOISTURE CONDITIONING, RE-COMPACTION, UNDERCUTTING AND REPLACEMENT WITH ENGINEERED FILL OR CRUSHED STONE (WITH OR WITHOUT GEOTEXTILES), OR CHEMICAL STABILIZATION.
 - IT SHALL BE CONSIDERED AS PART OF THE SCOPE OF THESE DOCUMENTS (AND THUS PART OF THIS CONTRACTOR'S RESPONSIBILITY) TO PERFORM SCARIFICATION AND DRYING OF THE SUBGRADE PER MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) STANDARDS (SCAFRY A 16" DEPTH FOR 3 DAYS). IF THIS DOES NOT WORK THEN ADDITIONAL DRYING MEASURES SHALL BE AN EXTRA TO THE CONTRACT.
 - ANY PROPOSED CORRECTIVE MEASURES BY THE CONTRACTOR SHOULD BE REVIEWED BY THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT. IN THE EVENT THAT IN THE OPINION OF THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT PROOF ROLLING IS NOT A GOOD INDICATOR OF THE SUBGRADE STABILITY, AN ALTERNATIVE METHOD SHALL BE SPECIFIED BY THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT.
 - STANDARDS FOR FILL AREAS:
 - A "FILL AREA" IS DEFINED AS ANY AREA WHERE MATERIAL IS REQUIRED TO ADJUST THE EXISTING ELEVATION TO A PROPOSED SUBGRADE ELEVATION (THESE AREAS REQUIRE INSTALLATION OF "ENGINEERED FILL" TO ACHIEVE DESIGN SUBGRADE ELEVATION). "ENGINEERED FILL" MATERIAL CAN BE DEFINED AS EITHER "GRANULAR SOIL" OR "SOIL" THAT IS EITHER FROM THE CONSTRUCTION SITE OR IS "OFFSITE MATERIAL". MATERIALS HAVING THEIR ORIGIN FROM THE CONSTRUCTION SITE IS REFERRED TO AS "BORROW". THE COMPOSITION AND THE COMPACTION STANDARDS OF THE ENGINEERED FILL FOR THIS PROJECT WILL BE SPECIFIED BY OWNER'S ENGINEER AND THE PROJECT ARCHITECT.
 - IN "FILL" AREAS, "BORROW" MATERIALS ARE ALLOWED TO BE UTILIZED AS ENGINEERED FILL SUCH THAT THE SITE CONTRACTOR COMPACTS THE "BORROW" AREAS TO THE SPECIFIED COMPACTION.
 - COMPACTION STANDARDS (FOR ENGINEERED FILL AND BACK FILLED AREAS)
 - PRIOR TO PLACEMENT OF FILL IN AREAS BELOW THE DESIGN GRADE, THE EXPOSED SUBGRADE SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE OWNER'S ENGINEER TO EVALUATE THAT ADEQUATE STRIPPING HAS BEEN PERFORMED. ADDITIONALLY, THE PROOF ROLLING OR COMPACTING PROCEDURES OUTLINED IN THE "STANDARDS FOR CUT AREAS" SECTION OF THESE NOTES SHOULD BE PERFORMED. IT IS TYPICAL PRACTICE TO PROOF ROLL (AND DENSIFY IF NECESSARY) EXPOSED SUBGRADES PRIOR TO FILLING. IF SOFT OR UNSTABLE SUBGRADES ARE OBSERVED, THESE AREAS SHOULD BE STABILIZED OR UNDERCUT. MINIMUM COMPACTION STANDARDS ARE BASED UPON A PERCENTAGE OF THE FILL OR BACKFILL MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). ALL ENGINEERED SUBGRADES SHOULD MEET THE FOLLOWING MINIMUM COMPACTION:
 - AREAS UNDER FOUNDATIONS BASES:
 - A.1.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED BELOW FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
 - AREAS UNDER FLOOR SLABS AND ABOVE FOUNDATIONS/FOOTING BASES:
 - A.2.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW FINAL GRADE FOR SUPPORT OF FLOOR SLABS AND ABOVE FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
 - A.2.B. 95% STANDARD PROCTOR FOR FILL PLACED IN THE UPPER 12 INCHES OF DESIGN SUBGRADE BELOW SLABS. THE GRANULAR FILL UNDER THE FLOOR SLAB SHOULD BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR.
 - AREAS UNDER PAVEMENT SECTIONS:
 - A.3.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW PASSENGER CAR PAVEMENT SECTIONS AND 95% STANDARD PROCTOR FOR THE TOP 12 INCHES.
 - LANDSCAPED AREAS:
 - A.4.A. 90% STANDARD PROCTOR FOR ALL FILL PLACED IN LANDSCAPE AREAS. THESE AREAS SHOULD BE BROUGHT TO GRADE WITH "TOPSOIL" TO A DEPTH OF 12 INCHES IN AREAS TO BE SEEDED, 6 INCHES IN AREAS TO BE SODDED, AND 24 INCHES FOR ALL INTERIOR CURBED LANDSCAPE ISLANDS.
 - BASE COURSE PORTION OF PAVEMENT SECTIONS:
 - A.5.A. 95% STANDARD PROCTOR FOR ALL BASE COURSE MATERIALS THAT ARE PART OF A "PAVEMENT SECTION".
 - THE OPTION OF UTILIZING THE MODIFIED PROCTOR (ASTM D1557) IN LIEU OF THE SPECIFIED STANDARD PROCTOR (ASTM D698) SHALL BE AT THE DISCRETION OF THE GENERAL CONTRACTOR, CONTINGENT UPON WRITTEN APPROVAL BY THE ARCHITECT AND OWNER'S ENGINEER.
 - ALL BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LIFTS NOT GREATER THAN 8" IN LOOSE DEPTH. BEFORE COMPACTING, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DENSITY OF THE AREA.
- FINISH GRADING:
 - THE TERM "FINISH GRADING" AS USED HEREIN SHALL BE DEFINED AS THAT CONDITION THAT AREAS NOT RECEIVING A FINISH PRODUCT SUCH AS PARKING AREAS, DRIVEWAYS, ROADWAYS, SIDEWALKS, ETC. FINISH GRADED AREAS WOULD GENERALLY BE THOSE AREAS RECEIVING "LANDSCAPING" SUCH AS SEED, SOD, TREES, BUSHES, MULCH, ETC.
 - THE SITE CONTRACTOR IS RESPONSIBLE FOR "FINISH GRADING" ALL AREAS WITHIN THE PERIMETER OF THE "CONSTRUCTION SITE". THE DEFINITION OF THE "CONSTRUCTION SITE" IS THE AREA ENCOMPASSING ALL DISTURBED AREAS THAT WERE DISTURBED AS A RESULT OF THE CONSTRUCTION PROCESS RELATING TO THE GENERAL CONTRACT OF WHICH THIS SITE CONTRACT WAS PART OF.

ADDITIONAL ASPHALT PAVING NOTES

- WEATHER LIMITATIONS:
 - APPLY PRIME AND TACK COATS WHEN AMBIENT OR BASE SURFACE TEMPERATURE IS ABOVE 40 F, AND WHEN TEMPERATURE HAS BEEN ABOVE 35 F FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET, CONTAINS EXCESS MOISTURE, DURING RAIN, OR WHEN FROZEN.
 - CONSTRUCT ASPHALTIC CONCRETE PAVING WHEN AMBIENT TEMPERATURE IS ABOVE 40 F.
- MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - COARSE AGGREGATE SHALL COMPLY WITH SECTION 1004.03 OF THE STANDARD SPECIFICATIONS.
 - FINE AGGREGATE SHALL COMPLY WITH SECTION 1003.03 OF THE STANDARD SPECIFICATIONS.
 - RAP MATERIAL SHALL COMPLY WITH SECTION 1031 OF THE STANDARD SPECIFICATIONS.
 - MINERAL FILLER SHALL CONSIST OF DRY LIMESTONE DUST, FLY ASH, CEMENT KILN DUST, AND SHALL COMPLY WITH THE FOLLOWING:
 - D.1. THE GRADATION SHALL BE ACCORDING TO THE FOLLOWING:
 - D.1.a. 100% SHALL PASS THE NO. 30 SIEVE (600 MM).
 - D.1.b. 92 ±8% SHALL PASS THE NO. 100 SIEVE (MM).
 - D.1.c. 82 ±18% SHALL PASS THE NO. 200 SIEVE (MM).
 - D.2. THE LOSS ON IGNITION FOR ALL PRODUCTS SHALL BE A MAXIMUM OF 5% WHEN TESTED ACCORDING TO THE ITP, "LOSS ON IGNITION FOR MINERAL FILLER".
 - MINERAL FILLER FOR USE IN SMA SHALL BE FREE FROM ORGANIC IMPURITIES AND HAVE A PLASTICITY INDEX ≤ 4.
 - HYDRATED LIME SHALL BE ACCORDING TO ASTM C207.
 - SLAKED QUICKLIME SHALL BE ACCORDING TO ASTM C5.
 - A STABILIZING ADDITIVE SUCH AS CELLULOSE OR MINERAL FIBER SHALL BE ADDED TO SMA MIXTURES ACCORDING TO MISSOURI MODIFIED AASHTO M325. THE STABILIZING ADDITIVE SHALL MEET THE FIBER QUALITY REQUIREMENTS LISTED IN MISSOURI MODIFIED AASHTO M325. PRIOR TO APPROVAL AND USE OF FIBERS, THE CONTRACTOR SHALL SUBMIT A NOTARIZED CERTIFICATION BY THE PRODUCER OF THESE MATERIALS STATING THEY MEET THESE REQUIREMENTS.
 - ASPHALT CEMENT SHALL COMPLY WITH AASHTO M226, TABLE 2 - REQUIREMENTS FOR ASPHALT BINDER GRADED BY VISCOSITY AT 60 °C (140 °F) (GRADING BASED ON ORIGINAL ASPHALT) DEPENDING ON MEAN ANNUAL AIR TEMPERATURES (MAAT) IN ACCORDANCE WITH THE FOLLOWING:
 - H.1. FOR LOCATIONS WITH A MAAT OF 45 °F OR LOWER, A VISCOSITY GRADE OF AC-10 SHALL BE USED.
 - H.2. FOR LOCATIONS WITH A MAAT BETWEEN 45 °F AND 75 °F, A VISCOSITY GRADE OF AC-20 SHALL BE USED.
 - H.3. FOR LOCATIONS WITH A MAAT ABOVE 75 °F, A VISCOSITY GRADE OF AC-40 SHALL BE USED.
 - TACK COAT ON BRICK, CONCRETE, OR HMA BASES SHALL BE ONE OF THE FOLLOWING: SS-1; SS-1H; SS-1HP; SS1-VH; RS-1; RS-2, CSS-1, CSS-1H; CSS-1HP; CSS-1; CSS-2; HFE-30; OR HFE-70.
 - PRIME COAT ON AGGREGATE BASES SHALL BE MC-30 OR PEI.
 - MIX DESIGN SHALL COMPLY WITH THE FOLLOWING:
 - A. BASE COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED MIX FOR HOT-MIX ASPHALT BINDER COURSE, PG-64-22, N50.
 - SURFACE (WEARING) COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED MIX FOR HOT-MIX ASPHALT SURFACE COURSE, SURFACE MIX SP125.
 - REMOVE LOOSE MATERIAL FROM COMPACTED BASE MATERIAL SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.
 - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS.
 - COVER THE SURFACES OF CURBS, GUTTERS, MANHOLES AND OTHER STRUCTURES ON WHICH THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED, WITH A THIN, UNIFORM COAT OF LIQUID ASPHALT. WHERE THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED AGAINST THE VERTICAL FACE OF AN EXISTING PAVEMENT, CLEAN THE VERTICAL FACE TO REMOVE FOREIGN SUBSTANCES AND APPLY A COATING OF LIQUID ASPHALT AT A RATE OF APPROXIMATELY 0.25 GALLONS PER SQUARE YARD.
 - THE APPLICATION OF PRIME COAT SHALL BE AS FOLLOWS:
 - APPLY TO BASE MATERIAL SURFACES AT LEAST 24 HOURS IN ADVANCE.
 - APPLY AT MINIMUM RATE OF 0.25 GAL PER SQ. YD OVER COMPACTED BASE MATERIAL. APPLY TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE.
 - TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT AREAS FROM OVER SPRAY.
 - CURE AND DRY AS LONG AS NECESSARY TO ATTAIN PENETRATION OF COMPACTED BASE AND EVAPORATION OF VOLATILE SUBSTANCES.
 - THE APPLICATION OF TACK COAT SHALL BE AS FOLLOWS:
 - APPLY TO TACK SURFACES OF PREVIOUSLY CONSTRUCTED ASPHALTIC CONCRETE BASE COURSES OR PORTLAND CEMENT CONCRETE AND SURFACES ABUTTING OR PROJECTING INTO ASPHALTIC CONCRETE OR INTO ASPHALTIC CONCRETE PAVEMENT.
 - APPLY TACK COAT ON ASPHALTIC CONCRETE BASE COURSE OR SAND ASPHALT BASE COURSE. APPLY EMULSIFIED ASPHALT TACK COAT BETWEEN EACH LIFT OR LAYER OF FULL DEPTH ASPHALTIC CONCRETE AND SAND ASPHALT BASES AND ON SURFACE OF BASES WHERE ASPHALTIC CONCRETE PAVING WILL BE CONSTRUCTED.
 - APPLY AT MINIMUM RATE OF 0.05 GAL PER SQ. YD OF SURFACE.
 - ALLOW DRYING UNTIL AT PROPER CONDITION TO RECEIVE PAVING.
 - PLACE ASPHALTIC CONCRETE MIXTURE ON COMPLETED COMPACTED SUBGRADE SURFACE, SPREAD, AND STRIKE OFF.
 - SPREAD MIXTURE AT FOLLOWING MINIMUM AMBIENT TEMPERATURES:
 - A.1. ASPHALTIC CONCRETE MIXTURE SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS LESS THAN 40 °F.
 - A.2. WHEN THE AMBIENT TEMPERATURE IS BETWEEN 40 AND 50 °F, THE MIXTURE TEMPERATURE SHALL BE 285 °F.
 - A.3. WHEN THE AMBIENT TEMPERATURE IS BETWEEN 50 AND 60 °F, THE MIXTURE TEMPERATURE SHALL BE 280 °F.
 - A.4. WHEN THE AMBIENT TEMPERATURE IS ABOVE 60 °F, THE MIXTURE TEMPERATURE SHALL BE 275 °F.
 - WHENEVER POSSIBLE, SPREAD PAVEMENT BY FINISHING MACHINE; HOWEVER, INACCESSIBLE OR IRREGULAR AREAS MAY BE PLACED BY HAND METHODS. SPREAD HOT MIXTURE UNIFORMLY TO REQUIRED DEPTH WITH HOT SHOVELS AND RAKES. AFTER SPREADING, CAREFULLY SMOOTH HOT MIXTURE TO REMOVE SEGREGATED COURSE AGGREGATE AND RAKE MARKS. RAKES AND LUTES USED FOR HAND SPREADING SHALL BE TYPE DESIGNED FOR USE ON ASPHALT MIXTURES. DO NOT DUMP LOADS FASTER THAT THEY CAN BE PROPERLY SPREAD. WORKERS SHALL NOT STAND ON LOOSE MIXTURE WHILE SPREADING.
 - PAVING MACHINE METHOD: APPLY SUCCESSIVE LIFTS OF ASPHALTIC CONCRETE IN TRANSVERSE DIRECTIONS WITH SURFACE COURSE PLACED PARALLEL TO FLOW OF TRAFFIC. PLACE ASPHALTIC PAVING IN TYPICAL STRIPS NOT LESS THAN 10'-0" WIDE. ASPHALTIC CONCRETE PAVEMENT, INCLUDING BASE AND SURFACE COURSE, SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS. EACH LIFT SHALL BE BETWEEN 1 TO 3 INCHES THICK.
 - JOINTS SHALL BE PLACED BETWEEN OLD AND NEW PAVEMENTS, OR BETWEEN SUCCESSIVE DAYS AND WORK IN A MANNER THAT WILL PROVIDE A CONTINUOUS BOND BETWEEN ADJOINING WORK. CONSTRUCTION JOINTS SHALL HAVE SAME TEXTURE, DENSITY, AND SMOOTHNESS AS OTHER SECTIONS OF ASPHALTIC CONCRETE COURSE. CLEAN CONTACT SURFACES OF JOINTS AND APPLY TACK COAT.
 - AFTER BEING SPREAD, MIXTURE SHALL BE COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF ROLLERS WITHOUT UNDUE DISPLACEMENT. NUMBER, WEIGHT, TYPES OF ROLLERS, AND SEQUENCES OF ROLLING OPERATIONS SHALL BE SUCH THAT THE REQUIRED DENSITY AND SURFACE ARE CONSISTENTLY ATTAINED WHILE THE MIXTURE IS IN WORKABLE CONDITION.
 - COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.
 - PERFORM BREAKDOWN OR INITIAL ROLLING IMMEDIATELY FOLLOWING ROLLING OF JOINTS AND OUTSIDE EDGE. CHECK SURFACE AFTER BREAKDOWN ROLLING AND REPAIR DISPLACED AREAS BY LOOSENING AND FILLING WITH HOT MATERIAL.
 - SECOND ROLLING SHALL FOLLOW BREAKDOWN ROLLING AS SOON AS POSSIBLE WHILE MIXTURE IS HOT. CONTINUE SECOND ROLLING UNTIL MIXTURE HAS BEEN THOROUGHLY COMPACTED TO AN AVERAGE DENSITY OF 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D1556, BUT NOT LESS THAN 94 PERCENT NOR GREATER THAN 100 PERCENT.
 - PERFORM FINISH ROLLING WHILE MIXTURE IS STILL WARM ENOUGH FOR REMOVAL OF ROLLER MARKS. CONTINUE ROLLING UNTIL ROLLER MARKS ARE ELIMINATED AND COURSE HAS ATTAINED MAXIMUM DENSITY.
 - REMOVE AND REPLACE PAVING AREAS MIXED WITH FOREIGN MATERIALS AND DEFECTIVE AREAS. CUT OUT SUCH AREAS AND FILL WITH FRESH, HOT ASPHALTIC CONCRETE. COMPACT BY ROLLING TO MAXIMUM SURFACE DENSITY AND SMOOTHNESS.
 - AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED. ANY MASKED OR MARRED FINISH SURFACES SHALL BE REPAIRED OR SMOOTHED.
 - ASPHALT PAVING JOINTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - PLACE EACH ASPHALTIC PAVING LAYER AS CONTINUOUS AS POSSIBLE TO KEEP THE NUMBER OF JOINTS TO A MINIMUM. CREATE JOINTS BETWEEN OLD AND NEW PAVEMENT, BETWEEN SUCCESSIVE DAYS WORK, AND WHERE THE MIXTURE HAS BECOME COLD (LESS THAN 140 °F). MAKE THESE JOINTS IN SUCH A MANNER AS TO CREATE A CONTINUOUS BOND BETWEEN THE OLD AND NEW PAVEMENT CONSTRUCTION COURSES.
 - OFFSET JOINT OF SUCCESSIVE COURSES BY AT LEAST 6 INCHES.
 - IF PLACING OF MATERIAL IS DISCONTINUED OR IF MATERIAL IN PLACE BECOMES COLD, MAKE A JOINT RUNNING PERPENDICULAR TO THE DIRECTION TRAVELED BY THE PAYER. BEFORE PLACEMENT CONTINUES, TRIM THE EDGE OF THE PREVIOUSLY PLACED PAVEMENT TO A STRAIGHT LINE PERPENDICULAR TO THE PAYER AND CUT BACK TO EXPOSE AN EVEN VERTICAL SURFACE FOR THE FULL THICKNESS OF THE COURSE. WHEN PLACEMENT CONTINUES, POSITION THE PAYER ON THE TRANSVERSE JOINT SO THAT SUFFICIENT HOT MIXTURE WILL BE SPREAD IN ORDER TO CREATE A JOINT AFTER ROLLING THAT CONFORMS TO THE REQUIRED SMOOTHNESS. IF THE TEMPERATURE OF THE PREVIOUSLY PLACED PAVEMENT MATERIAL DROPS BELOW 140 °F BEFORE PAVING IS RESUMED, GIVE THE EXPOSED VERTICAL FACE A THIN COAT OF LIQUID ASPHALT JUST BEFORE PAVING IS CONTINUED.
 - COAT LONGITUDINAL JOINTS THAT ARE NOT COMPLETED BEFORE THE PREVIOUSLY LAID MIXTURE HAS COOLED TO A TEMPERATURE BELOW 140 °F WITH LIQUID ASPHALT IMMEDIATELY PRIOR TO RESUMING PAVING ACTIVITIES.

PAVEMENT MARKING NOTES

- APPLY TWO (2) COATS FOR ALL PAVEMENT MARKINGS. PAINT COLOR TO BE YELLOW UNLESS OTHERWISE NOTED.
- MATERIAL DESCRIPTION: A FAST DRYING, HIGH HIDING MARKING PAINT FOR CONCRETE, BRICK, AND BITUMINOUS SURFACE, SUITABLE FOR PAINTING CENTERLINES AND EDGELINES OF HIGHWAYS, CITY CROSSWALKS AND STOP ZONES, PARKING LOTS, TRAFFIC AISLES, ETC. DO NOT APPLY TO IN TEMPERATURES BELOW 50 °F.
- PLANS SHALL DEFINE GENERAL PAINTING LAYOUT AND DIMENSIONS. PRIOR TO PAINTING, STRIPING OR MARKING ANY PARKING OR SITE FEATURES, CONTRACTOR SHALL MEET AT SITE WITH OWNER AND/OR ENGINEER TO DISCUSS THE DESIRED FEATURES TO PUT BACK. CURRENTLY THE PLANS DEPICT A REPLICA OF EXISTING MARKINGS WITH SOME ADDED STRIPING OR MARKINGS. FIELD VERIFY PRIOR TO BIDDING AND INSTALLATION.

ADDITIONAL CONCRETE PAVING NOTES

- MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
 - PORTLAND CEMENT: ASTM C150 TYPE I, NORMAL ASTM C150 TYPE II, HIGH-EARLY-STRENGTH.
 - FINE AGGREGATE: ASTM C33, CLEAN SAND GRADED BETWEEN #100 AND #4 SIEVE LIMITS.
 - COARSE AGGREGATE: ASTM C33, UNCOATED CRUSHED STONE OR WASHED GRAVEL.
 - WATER: POTABLE AND FIT TO DRINK.
 - WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A (NORMAL) OR TYPE D (RETARDER).
 - AIR ENTRAINING ADJUNCT: ASTM C260.
 - PREMOULDED FILLER STRIPS: ASTM D994.
 - CURING COMPOUND: ASTM C309, TYPE 2 (WHITE, PIGMENTED).
 - REINFORCEMENT: ASTM A615, GRADE 40.
- PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWING:
 - STRENGTH: 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 - MIX DESIGN: MAXIMUM W/C RATIO.
 - SLUMP: MAXIMUM 4".
 - WATER TO CEMENT RATIO: SHALL NOT EXCEED 0.45 BY WEIGHT.
 - AIR ENTRAINMENT: 6% ± 1%
 - ALL CURB AND GUTTER AND SIDEWALK SHALL BE BROOM FINISHED.
 - CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE STANDARD SPECIFICATIONS.
 - THE CURB AND GUTTER SHALL HAVE 1" THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4" DIAMETER BY 18 INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL P.C.S AND P.T.S., AND AT ALL CURB RETURNS. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 20-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. CURB JOINTS AND TIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MODOT STANDARD 60600.
 - DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AND AT DRIVEWAY LOCATIONS IN ACCORDANCE WITH MODOT STANDARDS.
 - SIDEWALK SHALL BE A MINIMUM OF 6" THICK THROUGH ALL DRIVEWAY CROSSINGS.
 - CONCRETE PAVEMENT JOINTS SHALL COMPLY WITH THE FOLLOWING:
 - CONSTRUCT EXPANSION, WEAKENED-PLANE CONTROL (CONTRACTION), AND CONSTRUCTION JOINTS STRAIGHT WITH FACE PERPENDICULAR TO CONCRETE SURFACE. CONSTRUCT TRANSVERSE JOINTS PERPENDICULAR TO CENTERLINE, UNLESS OTHERWISE DETAILED.
 - PROVIDE JOINTS AT A SPACING OF 15'-0" (MAXIMUM) ON CENTERS EACH WAY. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH TO WIDTH RATIO NOT EXCEEDING 1.25% UNLESS OTHERWISE NOTED. CONSTRUCT CONTROL JOINTS WITH A DEPTH EQUAL TO AT LEAST 1/4 OF THE CONCRETE THICKNESS, AS FOLLOWS:
 - FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL AND FINISHING EDGE WITH JOINER.
 - FORM SAWED JOINTS USING POWERED SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT JOINTS INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRADED, OR OTHERWISE DAMAGED BY CUTTING ACTION. CONTRACTOR SHALL SAWCUT TANK FARM AND ISLAND / CANOPY AREA TO MID-DEPTH WITHIN 24 HOURS OF POUR.
 - SIDEWALK CONTRACTION JOINT SPACING SHALL NOT EXCEED CORRESPONDING WIDTH OF SIDEWALK. 12" WIDE SIDEWALKS SHALL HAVE A LONGITUDINAL CONTRACTION JOINT ALONG THE CENTER OF THE SIDEWALK AND TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED AT 6' MAX.
 - A DIAMOND EDGE SAW BLAND SHALL BE USED FOR ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
 - ALL SAWCUTS REQUIRED SHALL BE INCIDENTAL TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
 - PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN 1/2 HOUR. EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS. CONSTRUCT JOINTS IN ACCORDANCE WITH MODOT SPECIFICATIONS.
 - LOCATE TRANSVERSE EXPANSION JOINTS AT MAXIMUM OF 180'-0" ON CENTERS, MAXIMUM EACH WAY UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS. PROVIDE PREMOULDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, SIDEWALKS, AND OTHER FIXED OBJECTS.
 - FOR BUTT JOINTS AGAINST EXISTING PAVEMENT:
 - PLACE 16" LONG DOWELS EIGHT INCHES INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB.
 - EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND.
 - PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE.
 - DOWEL SPACING SHALL BE 24" ON CENTER UNLESS OTHERWISE SHOWN ON CONSTRUCTION DRAWINGS.
 - SAW JOINT AND FILL WITH JOINT SEALER.
- EXTEND JOINT FILLERS FULL-WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2-INCH NOR MORE THAN 1-INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. FURNISH JOINT FILLERS IN 1-PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN 1 LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
- ALL JOINTS SHALL BE SEALED WITH WHITE OR GRAY APPROVED EXTERIOR PAVEMENT JOINT SEALANTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GENERAL PAVING NOTES

- ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) "SPECIFICATION BOOK FOR HIGHWAY CONSTRUCTION" (STANDARD SPECIFICATIONS), LATEST EDITION, INCLUDING ALL UPDATES AND STANDARDS THERETO.
 - STANDARDS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
 - ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
- ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
- THE SUBGRADE OF PAVEMENT AREAS SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF STANDARD PROCTOR DENSITY.
- THE SUBGRADE SHALL BE PROOF ROLLED, INSPECTED AND APPROVED BY THE [LOCAL AGENCY] PRIOR TO PLACING THE BASE MATERIAL. NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO FINISHED SUBGRADE PREPARATION.
- THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLED, PLACING TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES TO FINISHED GRADE IN THE PARKWAYS AREAS ONLY, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
- THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
- THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, PROOF ROLLING, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
- THE PROPOSED PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUSLY REFERENCED MODOT STANDARD SPECIFICATIONS AND CITY OF MAPLEWOOD.
- AREAS OF DEFICIENT PAVING, INCLUDING COMPACTION, SMOOTHNESS, THICKNESS, AND ASPHALT MIXTURE, SHALL BE DELINEATED, REMOVED, AND REPLACED IN COMPLIANCE WITH SPECIFICATIONS REQUIREMENTS UNLESS CORRECTED OTHERWISE AS DIRECTED AND APPROVED BY THE OWNER.
- FIELD QUALITY CONTROL TESTS SPECIFIED HEREIN WILL BE CONDUCTED BY THE OWNER'S INDEPENDENT TESTING LABORATORY (ITL) AT NO COST TO THE CONTRACTOR. ANY TESTING AND INSPECTION RESULTING FROM THE REQUIREMENTS OF NECESSARY PERMITS BY CITY OF MAPLEWOOD OR THE STATE OF MISSOURI SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PERFORM ADDITIONAL TESTING AS CONSIDERED NECESSARY BY THE CONTRACTOR FOR ASSURANCE OF QUALITY CONTROL. RETESTING REQUIRED AS A RESULT OF FAILED INITIAL TESTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - FIELD TESTING, FREQUENCY, AND METHODS MAY VARY AS DETERMINED BY AND BETWEEN THE OWNER, THE ITL AND CITY OF MAPLEWOOD.
 - TESTING SHALL BE PERFORMED ON FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10'-0" STRAIGHTEDGE APPLIED PARALLEL WITH, AND AT RIGHT ANGLE TO CENTERLINE OF PAVED AREA. THE FOLLOWING TOLERANCES IN 10 FT SHALL NOT BE EXCEEDED: BASE COURSE SURFACE: 1/4-INCH; WEARING COURSE SURFACE: 1/8-INCH.
 - NO PONDING SHALL OCCUR ON PAVED SURFACES.

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TONY MILAZZO
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CONSULTANTS

ISSUED FOR	
ITEM	DATE
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REVISIONS	
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SHEET TITLE

GENERAL NOTES

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-01

ADDITIONAL CONCRETE PAVING NOTES

- MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
 - PORTLAND CEMENT: ASTM C150 TYPE I, NORMAL ASTM C150 TYPE II, HIGH-EARLY-STRENGTH.
 - FINE AGGREGATE: ASTM C33, CLEAN SAND GRADED BETWEEN #100 AND #4 SIEVE LIMITS.
 - COARSE AGGREGATE: ASTM C33, UNCOATED CRUSHED STONE OR WASHED GRAVEL.
 - WATER: POTABLE AND FIT TO DRINK.
 - WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A (NORMAL) OR TYPE D (RETARDER).
 - AIR ENTRAINING AGENT: ASTM C260.
 - PREMOULDED FILLER STRIPS: ASTM D994.
 - CURING COMPOUND: ASTM C309, TYPE 2 (WHITE, PIGMENTED).
 - REINFORCEMENT: ASTM A615, GRADE 40.
- PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWING:
 - STRENGTH: 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 - MIX: MINIMUM 6 BAG MIX.
 - SLUMP: MAXIMUM 4".
 - WATER TO CEMENT RATIO: SHALL NOT EXCEED 0.45 BY WEIGHT.
 - AIR ENTRAINMENT: 6% ± 1%
- ALL CURB AND GUTTER AND SIDEWALK SHALL BE BROOM FINISHED.
- CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE STANDARD SPECIFICATIONS.
- THE CURB AND GUTTER SHALL HAVE 1" THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4" DIAMETER BY 18 INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL P.C.'S AND P.T.'S, AND AT ALL CURB RETURNS. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 20-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. CURB JOINTS AND TIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DOT STANDARD 606601.
- DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AND AT DRIVEWAY LOCATIONS IN ACCORDANCE WITH MODOT STANDARD.
- SIDEWALK SHALL BE A MINIMUM OF 6" THICK THROUGH ALL DRIVEWAY CROSSINGS.
 - CONCRETE PAVEMENT JOINTS SHALL COMPLY WITH THE FOLLOWING:
 - CONSTRUCT EXPANSION, WEAKENED-PLANE CONTROL (CONTRACTION), AND CONSTRUCTION JOINTS STRAIGHT WITH FACE PERPENDICULAR TO CONCRETE SURFACE. CONSTRUCT TRANSVERSE JOINTS PERPENDICULAR TO CENTERLINE, UNLESS OTHERWISE DETAILED.
 - PROVIDE JOINTS AT A SPACING OF 15'-0" (MAXIMUM) ON CENTERS EACH WAY. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH TO WIDTH RATIO NOT EXCEEDING 125% UNLESS OTHERWISE NOTED. CONSTRUCT CONTROL JOINTS WITH A DEPTH EQUAL TO AT LEAST 1/4 OF THE CONCRETE THICKNESS, AS FOLLOWS:
 - FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL AND FINISHING EDGE WITH JOINTER.
 - FORM SAWED JOINTS USING POWERED SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT JOINTS INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRADED, OR OTHERWISE DAMAGED BY CUTTING ACTION. CONTRACTOR SHALL SAWCUT TANK FARM AND ISLAND / CANOPY AREA TO MID-DEPTH WITHIN 24 HOURS OF POUR.
 - SIDEWALK CONTRACTION JOINT SPACING SHALL NOT EXCEED CORRESPONDING WIDTH OF SIDEWALK. 12" WIDE SIDEWALKS SHALL HAVE A LONGITUDINAL CONTRACTION JOINT ALONG THE CENTER OF THE SIDEWALK AND TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED AT 6' MAX.
 - A DIAMOND EDGE SAW BLAND SHALL BE USED FOR ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
 - ALL SAWCUTS REQUIRED SHALL BE INCIDENTAL TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
 - PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS. CONSTRUCT JOINTS IN ACCORDANCE WITH MODOT SPECIFICATIONS.
 - LOCATE TRANSVERSE EXPANSION JOINTS AT MAXIMUM OF 180'-0" ON CENTERS, MAXIMUM EACH WAY UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS. PROVIDE PREMOULDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, SIDEWALKS, AND OTHER FIXED OBJECTS.
 - FOR BUTT JOINTS AGAINST EXISTING PAVEMENT:
 - PLACE 16" LONG DOWELS EIGHT INCHES INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB.
 - EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND.
 - PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE.
 - DOWEL SPACING SHALL BE 24" ON CENTER UNLESS OTHERWISE SHOWN ON CONSTRUCTION DRAWINGS.
 - SAW JOINT AND FILL WITH JOINT SEALER.
- EXTEND JOINT FILLERS FULL-WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2-INCH NOR MORE THAN 1-INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. FURNISH JOINT FILLERS IN 1-PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN 1 LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
- ALL JOINTS SHALL BE SEALED WITH WHITE OR GRAY APPROVED EXTERIOR PAVEMENT JOINT SEALANTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

ADDITIONAL ASPHALT PAVING NOTES

- WEATHER LIMITATIONS:
 - APPLY PRIME AND TACK COATS WHEN AMBIENT OR BASE SURFACE TEMPERATURE IS ABOVE 40 F, AND WHEN TEMPERATURE HAS BEEN ABOVE 35 F FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET, CONTAINS EXCESS MOISTURE, DURING RAIN, OR WHEN FROZEN.
 - CONSTRUCT ASPHALTIC CONCRETE PAVING WHEN AMBIENT TEMPERATURE IS ABOVE 40 F.
- MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
 - COARSE AGGREGATE SHALL COMPLY WITH SECTION 403.2.2 OF THE STANDARD SPECIFICATIONS.
 - FINE AGGREGATE SHALL COMPLY WITH SECTION 403.2.1 OF THE STANDARD SPECIFICATIONS.
 - RAP MATERIAL SHALL COMPLY WITH SECTION 403.2.6 OF THE STANDARD SPECIFICATIONS.
 - MINERAL FILLER SHALL CONSIST OF DRY LIMESTONE DUST, FLY ASH, CEMENT KILN DUST, OR LIME KILN DUST, AND SHALL COMPLY WITH THE FOLLOWING:
 - THE GRADATION SHALL BE ACCORDING TO THE FOLLOWING:
 - 100% SHALL PASS THE NO. 30 SIEVE (600 MM).
 - 92 ± 0% SHALL PASS THE NO. 100 SIEVE (MM).
 - 82 ± 18% SHALL PASS THE NO. 200 SIEVE (MM).
 - THE LOSS ON IGNITION FOR ALL PRODUCTS SHALL BE A MAXIMUM OF 5% WHEN TESTED ACCORDING TO THE ITP, "LOSS ON IGNITION FOR MINERAL FILLER."
 - MINERAL FILLER FOR USE IN SMA SHALL BE FREE FROM ORGANIC IMPURITIES AND HAVE A PLASTICITY INDEX ≤ 4.
 - HYDRATED LIME SHALL BE ACCORDING TO ASTM C207.
 - SLAKED QUICKLIME SHALL BE ACCORDING TO ASTM C5.
 - A STABILIZING ADDITIVE SUCH AS CELLULOSE OR MINERAL FIBER SHALL BE ADDED TO SMA MIXTURES ACCORDING TO MISSOURI MODIFIED AASHTO M325.
 - THE STABILIZING ADDITIVE SHALL MEET THE FIBER QUALITY REQUIREMENTS LISTED IN MISSOURI MODIFIED AASHTO M325. PRIOR TO APPROVAL AND USE OF FIBERS, THE CONTRACTOR SHALL SUBMIT A NOTARIZED CERTIFICATION BY THE PRODUCER OF THESE MATERIALS STATING THEY MEET THESE REQUIREMENTS.
 - ASPHALT CEMENT SHALL COMPLY WITH AASHTO M226, TABLE 2 - REQUIREMENTS FOR ASPHALT BINDER GRADED BY VISCOSITY AT 60 °C (140 °F) (GRADING BASED ON ORIGINAL ASPHALT) DEPENDING ON MEAN ANNUAL AIR TEMPERATURES (MAAT) IN ACCORDANCE WITH THE FOLLOWING:
 - FOR LOCATIONS WITH A MAAT OF 45 °F OR LOWER, A VISCOSITY GRADE OF AC-10 SHALL BE USED.
 - FOR LOCATIONS WITH A MAAT BETWEEN 45 °F AND 75 °F, A VISCOSITY GRADE OF AC-20 SHALL BE USED.
 - FOR LOCATIONS WITH A MAAT ABOVE 75 °F, A VISCOSITY GRADE OF AC-40 SHALL BE USED.
 - TACK COAT ON BRICK, CONCRETE, OR HMA BASES SHALL BE ONE OF THE FOLLOWING: SS-1; SS-1H; SS-1HP; SS1-VH; RS-1; RS-2, CSS-1, CSS-1H; CSS-1HP; CRS-1, CRS-2; HFE-90; OR RC-70.
 - PRIME COAT ON AGGREGATE BASES SHALL BE MC-30 OR PEP.
 - MIN DESIGN SHALL COMPLY WITH THE FOLLOWING:
 - BASE COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED CATEGORY 450 BITUMINOUS PAVEMENT DESIGN.
 - SURFACE (WEARING) COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED CATEGORY 310 AGGREGATE SURFACE.
 - REMOVE LOOSE MATERIAL FROM COMPACTED BASE MATERIAL SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.
 - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS.
 - COVER THE SURFACES OF CURBS, GUTTERS, MANHOLES AND OTHER STRUCTURES ON WHICH THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED, WITH A THIN, UNIFORM COAT OF LIQUID ASPHALT. WHERE THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED AGAINST THE VERTICAL FACE OF AN EXISTING PAVEMENT, CLEAN THE VERTICAL FACE TO REMOVE FOREIGN SUBSTANCES AND APPLY A COATING OF LIQUID ASPHALT AT A RATE OF APPROXIMATELY 0.25 GALLONS PER SQUARE YARD.
 - THE APPLICATION OF PRIME COAT SHALL BE AS FOLLOWS:
 - APPLY TO BASE MATERIAL SURFACES AT LEAST 24 HOURS IN ADVANCE.
 - APPLY AT MINIMUM RATE OF 0.25 GAL PER SQ. YD OVER COMPACTED BASE MATERIAL. APPLY TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE.
 - TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT AREAS FROM OVER SPRAY.
 - CURE AND DRY AS LONG AS NECESSARY TO ATTAIN PENETRATION OF COMPACTED BASE AND EVAPORATION OF VOLATILE SUBSTANCES.
 - THE APPLICATION OF TACK COAT SHALL BE AS FOLLOWS:
 - APPLY TO CONTACT SURFACES OF PREVIOUSLY CONSTRUCTED ASPHALTIC CONCRETE BASE COURSES OR PORTLAND CEMENT CONCRETE AND SURFACES ABUTTING OR PROJECTING INTO ASPHALTIC CONCRETE OR INTO ASPHALTIC CONCRETE PAVEMENT.
 - APPLY TACK COAT TO ASPHALTIC CONCRETE BASE COURSE OR SAND ASPHALT BASE COURSE. APPLY EMULSIFIED ASPHALT TACK COAT BETWEEN EACH LIFT OR LAYER OF FULL DEPTH ASPHALTIC CONCRETE AND SAND ASPHALT BASES AND ON SURFACE OF BASES WHERE ASPHALTIC CONCRETE PAVING WILL BE CONSTRUCTED.
 - APPLY AT MINIMUM RATE OF 0.05 GAL PER SQ. YD OF SURFACE.
 - ALLOW DRYING UNTIL AT PROPER CONDITION TO RECEIVE PAVING.
 - PLACE ASPHALTIC CONCRETE MIXTURE ON COMPLETED COMPACTED SUBGRADE SURFACE, SPREAD, AND STRIKE OFF.
 - SPREAD MIXTURE AT FOLLOWING MINIMUM AMBIENT TEMPERATURES:
 - ASPHALTIC CONCRETE MIXTURE SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS LESS THAN 40 °F.
 - WHEN THE AMBIENT TEMPERATURE IS BETWEEN 40 AND 50 °F, THE MIXTURE TEMPERATURE SHALL BE 285 °F.
 - WHEN THE AMBIENT TEMPERATURE IS BETWEEN 50 AND 60 °F, THE MIXTURE TEMPERATURE SHALL BE 280 °F.
 - WHEN THE AMBIENT TEMPERATURE IS ABOVE 60 °F, THE MIXTURE TEMPERATURE SHALL BE 275 °F.
 - WHENEVER POSSIBLE, SPREAD PAVEMENT BY FINISHING MACHINE; HOWEVER, INACCESSIBLE OR IRREGULAR AREAS MAY BE PLACED BY HAND METHODS. SPREAD HOT MIXTURE UNIFORMLY TO REQUIRED DEPTH WITH HOT SHOVELS AND RAKES. AFTER SPREADING, CAREFULLY SMOOTH HOT MIXTURE TO REMOVE SEGREGATED COURSE AGGREGATE AND RAKE MARKS. RAKES AND LUTES USED FOR HAND SPREADING SHALL BE TYPE DESIGNED FOR USE ON ASPHALT MIXTURES. DO NOT DUMP LOADS FASTER THAN THEY CAN BE PROPERLY SPREAD. WORKERS SHALL NOT STAND ON LOOSE MIXTURE WHILE SPREADING.
 - PAVING MACHINE PLACEMENT: APPLY SUCCESSIVE LIFTS OF ASPHALTIC CONCRETE IN TRANSVERSE DIRECTIONS WITH SURFACE COURSE PLACED PARALLEL TO FLOW OF TRAFFIC. PLACE ASPHALTIC PAVING IN TYPICAL STRIPS NOT LESS THAN 10'-0" WIDE. ASPHALTIC CONCRETE PAVEMENT, INCLUDING BASE AND SURFACE COURSE, SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS. EACH LIFT SHALL BE BETWEEN 1 TO 3 INCHES THICK.
 - JOINTS SHALL BE PLACED BETWEEN OLD AND NEW PAVEMENTS, OR BETWEEN SUCCESSIVE DAYS AND WORK IN A MANNER THAT WILL PROVIDE CONTINUOUS BOND BETWEEN ADJOINING WORK. CONSTRUCTION JOINTS SHALL HAVE SAME TEXTURE, DENSITY, AND SMOOTHNESS AS OTHER SECTIONS OF ASPHALTIC CONCRETE COURSE. CLEAN CONTACT SURFACES OF JOINTS AND APPLY TACK COAT.
 - AFTER BEING SPREAD, MIXTURE SHALL BE COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF ROLLERS WITHOUT UNDUO DISPLACEMENT. NUMBER, WEIGHT, TYPES OF ROLLERS, AND SEQUENCES OF ROLLING OPERATIONS SHALL BE SUCH THAT THE REQUIRED DENSITY AND SURFACE ARE CONSISTENTLY ATTAINED WHILE THE MIXTURE IS IN WORKABLE CONDITION.
 - COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.
 - PERFORM BREAKDOWN OR INITIAL ROLLING IMMEDIATELY FOLLOWING ROLLING OF JOINTS AND OUTSIDE EDGE. CHECK SURFACE AFTER BREAKDOWN ROLLING AND REPAIR DISPLACED AREAS BY LOOSENING AND FILLING WITH HOT MATERIAL.
 - SECOND ROLLING SHALL FOLLOW BREAKDOWN ROLLING AS SOON AS POSSIBLE WHILE MIXTURE IS HOT. CONTINUE SECOND ROLLING UNTIL MIXTURE HAS BEEN THOROUGHLY COMPACTED TO AN AVERAGE DENSITY OF 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D1556, BUT NOT LESS THAN 94 PERCENT NOR GREATER THAN 100 PERCENT.
 - PERFORM FINISH ROLLING WHILE MIXTURE IS STILL WARM ENOUGH FOR REMOVAL OF ROLLER MARKS. CONTINUE ROLLING UNTIL ROLLER MARKS ARE ELIMINATED AND COURSE HAS ATTAINED MAXIMUM DENSITY.
 - REMOVE AND REPLACE PAVING AREAS MIXED WITH FOREIGN MATERIALS AND DEFECTIVE AREAS. CUT OUT SUCH AREAS AND FILL WITH FRESH, HOT ASPHALTIC CONCRETE. COMPACT BY ROLLING TO MAXIMUM SURFACE DENSITY AND SMOOTHNESS.
 - AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED. ANY MASKED OR MARRED FINISH SURFACES SHALL BE REPAIRED OR SMOOTHED.
 - ASPHALT PAVING JOINTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - PLACE EACH ASPHALTIC PAVING LAYER AS CONTINUOUS AS POSSIBLE TO KEEP THE NUMBER OF JOINTS TO A MINIMUM. CREATE JOINTS BETWEEN OLD AND NEW PAVEMENT, BETWEEN SUCCESSIVE DAYS WORK, AND WHERE THE MIXTURE HAS BECOME COLD (LESS THAN 140 °F). MAKE THESE JOINTS IN SUCH A MANNER AS TO CREATE A CONTINUOUS BOND BETWEEN THE OLD AND NEW PAVEMENT CONSTRUCTION COURSES.
 - OFFSET JOINT OF SUCCESSIVE COURSES BY AT LEAST 6 INCHES.
 - IF PLACING OF MATERIAL IS DISCONTINUED OR IF MATERIAL IN PLACE BECOMES COLD, MAKE A JOINT RUNNING PERPENDICULAR TO THE DIRECTION TRAVELED BY THE PAVER. BEFORE PLACEMENT CONTINUES, TRIM THE EDGE OF THE PREVIOUSLY PLACED PAVEMENT TO A STRAIGHT LINE PERPENDICULAR TO THE PAVER AND CUT BACK TO EXPOSE AN EVEN VERTICAL SURFACE FOR THE FULL THICKNESS OF THE COURSE. WHEN PLACEMENT CONTINUES, POSITION THE PAVER ON THE TRANSVERSE JOINT SO THAT SUFFICIENT HOT MIXTURE WILL BE SPREAD IN ORDER TO CREATE A JOINT AFTER ROLLING THAT CONFORMS TO THE REQUIRED SMOOTHNESS. IF THE TEMPERATURE OF THE PREVIOUSLY PLACED PAVEMENT MATERIAL DROPS BELOW 140 °F BEFORE PAVING IS RESUMED, GIVE THE EXPOSED VERTICAL FACE A THIN COAT OF LIQUID ASPHALT JUST BEFORE PAVING IS CONTINUED.
 - COAT LONGITUDINAL JOINTS THAT ARE NOT COMPLETED BEFORE THE PREVIOUSLY LAID MIXTURE HAS COOLED TO A TEMPERATURE BELOW 140 °F WITH LIQUID ASPHALT IMMEDIATELY PRIOR TO RESUMING PAVING ACTIVITIES.



PROJECT NAME
OWNER'S NAME

CULVER'S OF
MAPLEWOOD

7606 MANCHESTER
ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

CONSULTANTS

ISSUED FOR

DATE	DATE
1. ---	---
2. ---	---
3. ---	---
4. ---	---
5. ---	---
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REVISIONS

ITEM	DATE
1. ---	---
2. ---	---
3. ---	---
4. ---	---
5. ---	---
6. ---	---

SHEET TITLE

GENERAL NOTES

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-02

BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 OLD STONE WITH CROSS AT THE SOUTHEAST CORNER OF THE PROPERTY	509.07

LEGEND

---	PROPERTY LINE		EXISTING WATER TO REMAIN
- - -	LOT LINE		REMOVE EXISTING VALVE WATER
- . - . -	EXISTING RIGHT-OF-WAY		EXISTING SIGN TO REMAIN
- - - - -	EXISTING EASEMENT LINE		REMOVE EXISTING SIGN
=====	REMOVE EXISTING CURB AND GUTTER		EXISTING GAS METER TO REMAIN
----->	EXISTING SANITARY SEWER TO REMAIN		EXISTING ELECTRIC METER TO REMAIN
----->	REMOVE EXISTING STORM SEWER		EXISTING STORM SEWER TO REMAIN
----->	EXISTING STORM SEWER TO REMAIN		REMOVE EXISTING STORM SEWER
-----W	EXISTING WATER TO REMAIN		EXISTING SANITARY SEWER TO REMAIN
-----O/U	EXISTING OVERHEAD UTILITIES TO REMAIN		BENCHMARK
-----G	EXISTING GAS MAIN TO REMAIN		EXISTING TRAFFIC SIGNAL MAST ARM
-----X X	EXISTING FENCE TO REMAIN		EXISTING SIGNAL CONTROLLER
-----800	EXISTING CONTOUR LINE		EXISTING LIGHT POLE TO REMAIN
	REMOVE EXISTING ASPHALT PAVEMENT		REMOVE EXISTING TREE AND STUMP
	REMOVE EXISTING SIDEWALK		EXISTING TREE TO REMAIN WITH PROTECTION, SEE DETAIL BELOW.
	REMOVE EXISTING CONCRETE PAVEMENT		
(TYP)	*TYPICAL* FOR ALL SIMILAR ITEMS		

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SHEET TITLE

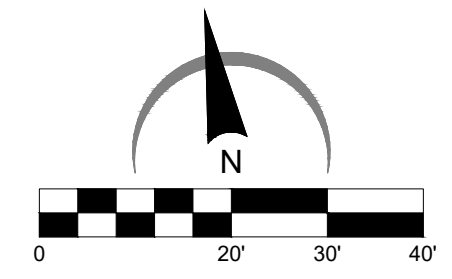
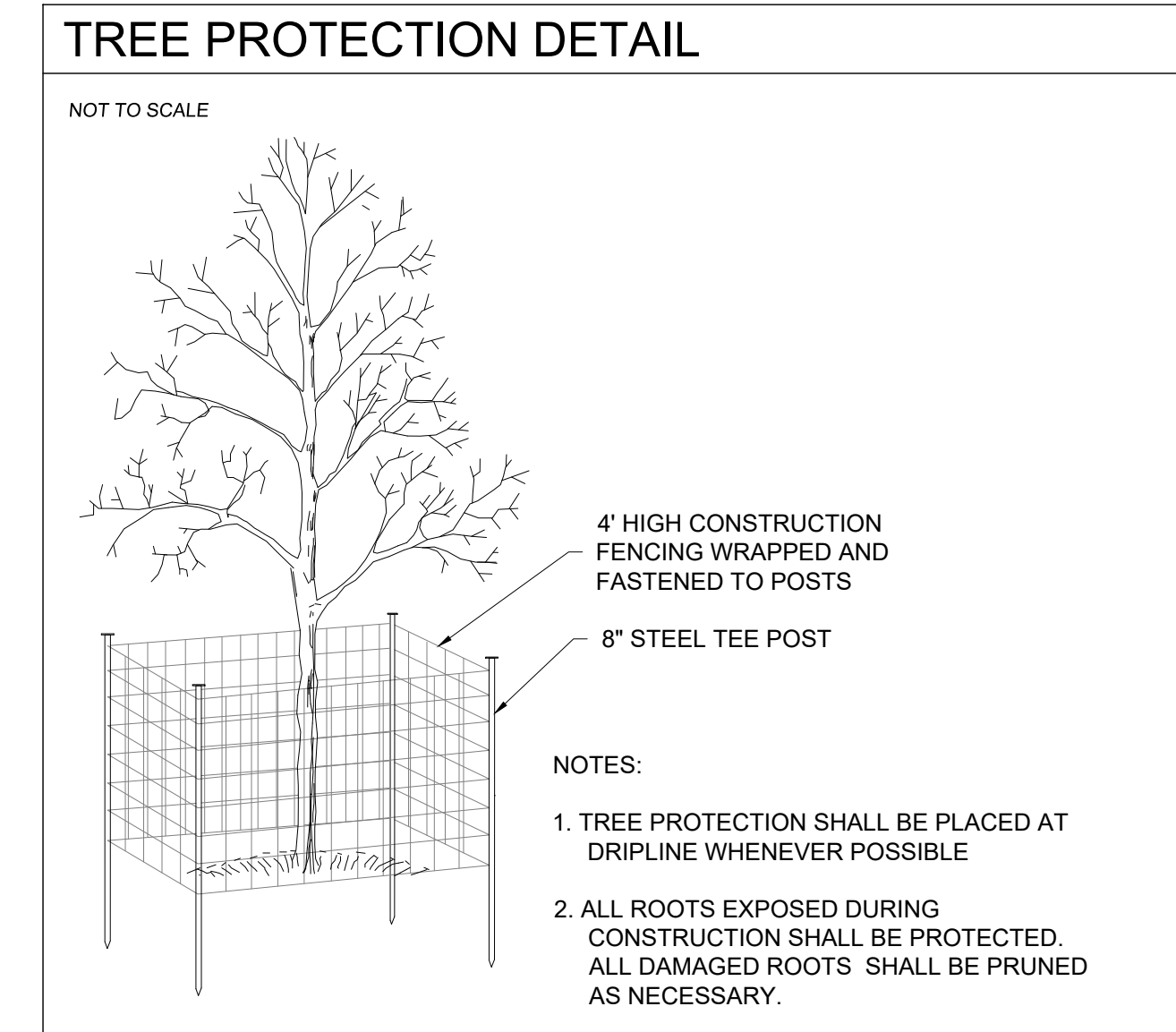
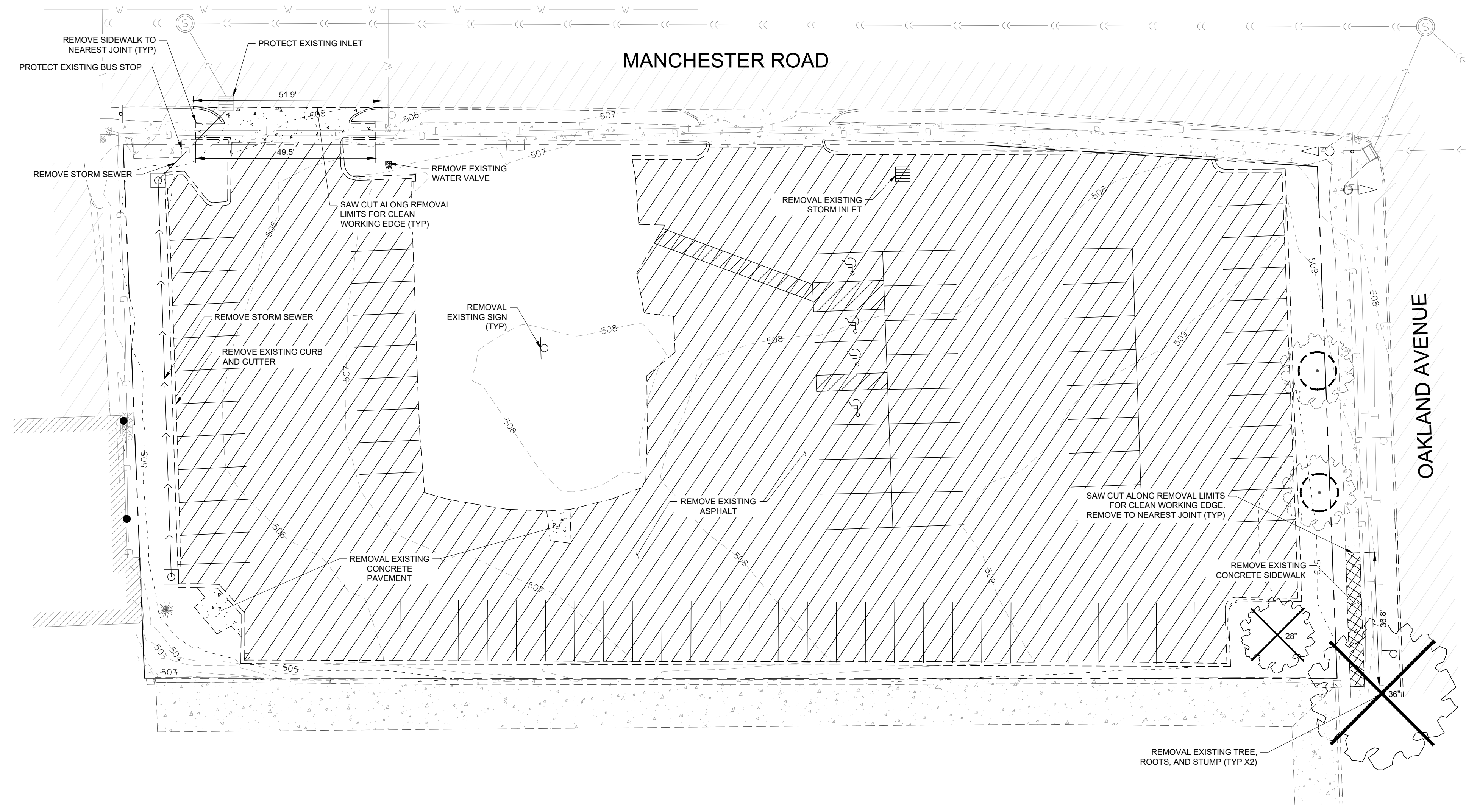
**EXISTING
CONDITIONS AND
REMOVALS PLAN**

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-03



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OWNER'S NAME

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CONSULTANTS

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REVISIONS	DATE
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SHEET TITLE

SWPPP PLAN

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001
C-04

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	2026					2027		
	JUN	JUL	AUG/SEP	OCT	NOV/DEC	JAN	FEB	MAR
TEMPORARY CONSTRUCTION EXITS								
TEMPORARY CONTROL MEASURES								
STRIP & STOCKPILE TOPSOIL								
ROUGH GRADE								
STORM FACILITIES								
SITE CONSTRUCTION								
PERMANENT CONTROL STRUCTURES								
FOUNDATION / BUILDING CONSTRUCTION								
FINISH GRADING								
LANDSCAPING/SEED/FINAL STABILIZATION								

1) SHADING SHOWN IS AN ESTIMATE FOR THE CONSTRUCTION SCHEDULE. CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES. 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION. 3) CONTRACTOR MUST KEEP RECORD OF ALL MAJOR DATES AS REQUIRED BY GENERAL PERMIT SECTION IV.D.2.B.

STORMWATER OUTFLOW CONTRIBUTING AND RECEIVING WATERS

FROM SITE - DRAINAGE AREA "A" (1.09 ACRES) CONSISTING OF LANDSCAPED AREAS, PAVED AREAS, AND BUILDINGS. ALL FLOWS TREATED BY PERIMETER AND INTERMEDIATE BMP'S AND TRANSPORTED VIA OVERLAND AND STORM SEWER. THIS DRAINAGE AREA ULTIMATELY DRAINS TO THE NWC OF THE SITE WHERE IT LEAVES THE SITE VIA THE STORM SEWER.

TO RECEIVING WATERS - ULTIMATELY CONVEYED TO THE BLACK CREEK LOCATED APPROXIMATELY 0.4 MILE TO THE WEST OF THE SITE.

SITE DESCRIPTION

SITE LOCATION: ADDRESS OR INTERSECTION CORNER IN ST. LOUIS COUNTY, OF SECTION 2939, TOWNSHIP 45N, RANGE 6E.

LONGITUDE: -90.3267383
LATITUDE: 38.6128573

ADJACENT PROPERTIES: THE SITE IS BORDERED BY ARTERIAL BUSINESS TO THE WEST, NORTH, AND EAST, AND PUBLIC ACTIVITY TO THE SOUTH.

SITE TOPOGRAPHY: THE SITE SLOPES FROM THE EAST TO THE WEST. THE SLOPES TIE INTO EXISTING PROPERTY TO THE NWC. THE EXISTING VEGETATION ON THE SITE CONSISTS OF SEVERAL TREES AND MAINTAIN CUT GRASS, ASPHALT PAVEMENT PARKING LOT.

RAINFALL INFORMATION: THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS APPROXIMATELY 43 INCHES.

POST-CONSTRUCTION CONDITIONS: POST-CONSTRUCTION RUNOFF COEFFICIENT OF THE SITE: 0.84 (IMPERVIOUS C = 0.95, PERVIOUS C = 0.25).

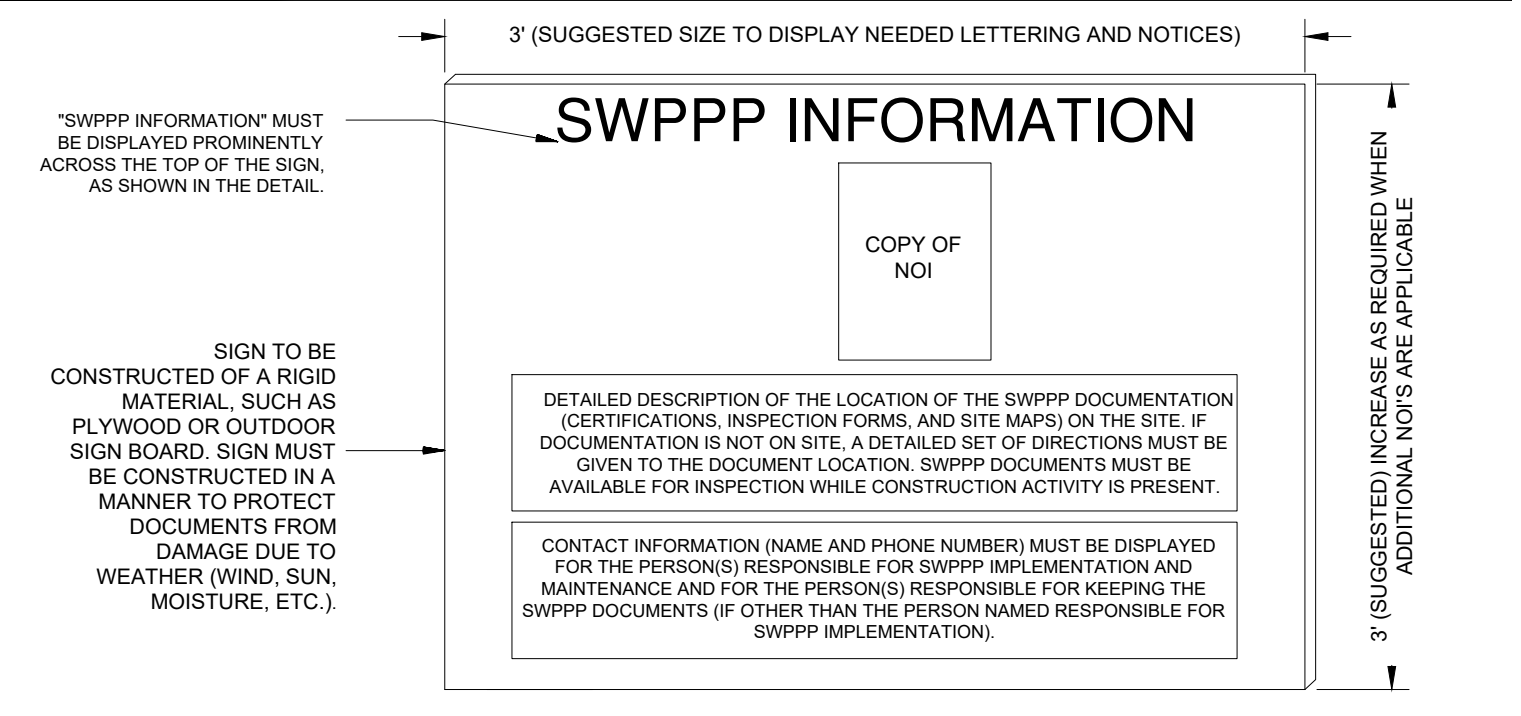
TOTAL SITE AREA: LIMITS OF SITE = 1.09 AC±
LIMITS OF DISTURBANCE = 1.17 AC±
SITE IMPERVIOUS AREA: 0.92 AC±
SITE SEEDED AREA: 0.17 AC±

ENVIRONMENTAL PERMITS - OTHER THAN NPDES, STORMWATER AND/OR EROSION AND SEDIMENT CONTROL: WETLANDS-NONE

THREATENED AND ENDANGERED SPECIES: THERE ARE NO KNOWN ISSUES RELATED TO THREATENED AND ENDANGERED SPECIES

HISTORICAL PROPERTIES: THERE ARE NO KNOWN ISSUES RELATED TO HISTORICAL PRESERVATION

SWPPP INFORMATION SIGN



LEGEND

- SEE SITE PLAN SET FOR EXISTING SYMBOLS
- PROPERTY LINE
 - LIMITS OF DISTURBANCE
 - PERMANENT STORM SEWER FLOWING TO THE LEFT. SEE SITE DRAINAGE PLAN FOR PERMANENT STORM SEWER INFORMATION
 - PROPOSED CONTOUR LINE
 - EXISTING CONTOUR LINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED CATCH BASIN OR MANHOLE
 - DIRECTION OF OVERLAND FLOOD ROUTE
 - DIRECTION OF OVERLAND FLOW AND SLOPE
 - TURF AREA (SEE LANDSCAPING PLAN FOR TYPE)
 - SEE SPECIFIC KEY NOTE ON THIS SHEET

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

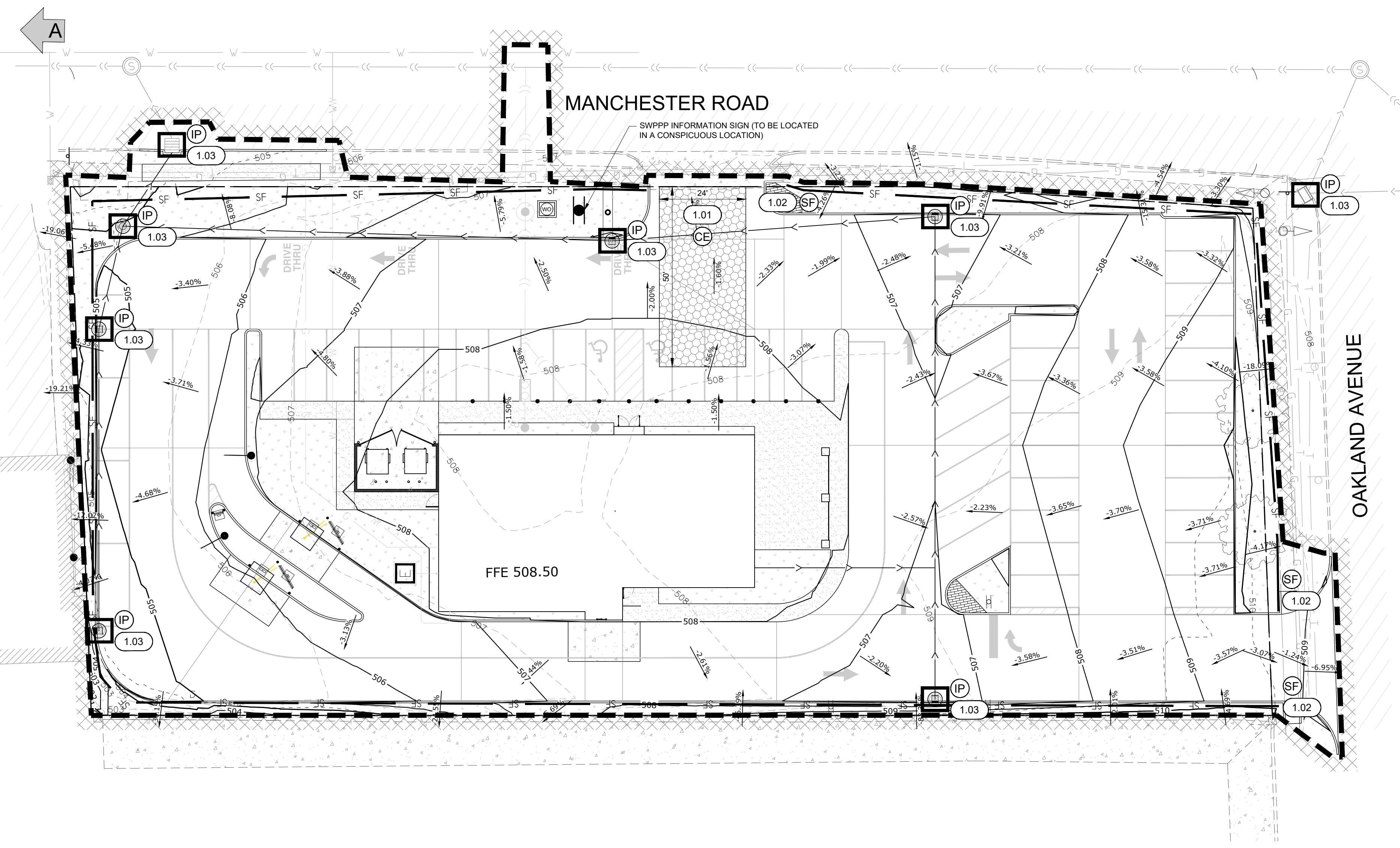
- 1.01 CE TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF TEMPORARY SILT FENCE
- 1.03 IP INLET PROTECTION PER STRUCTURE TYPE
- CONCRETE WASH OUT

EROSION CONTROL REFERENCE NOTES

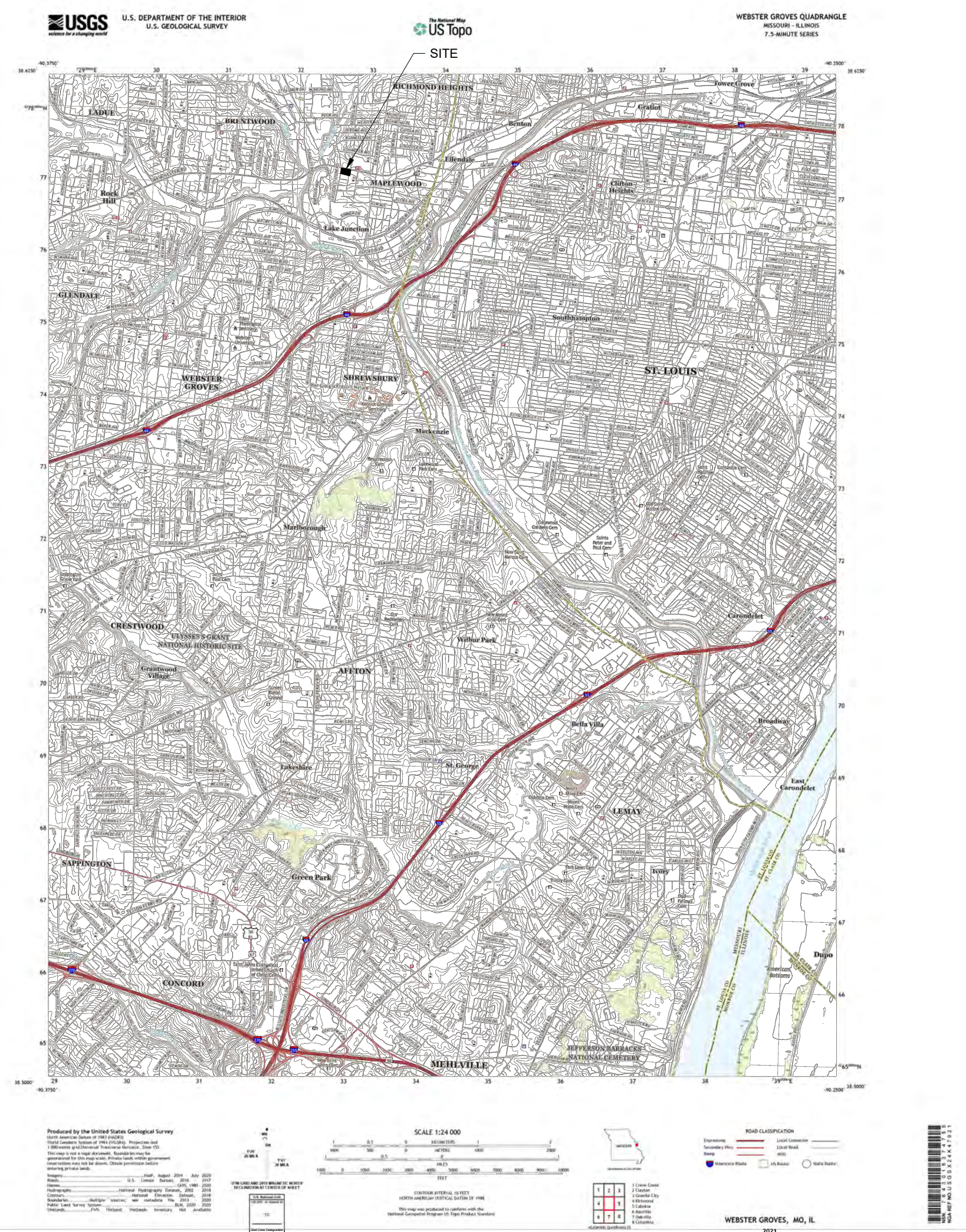
- 1.01 SEE CONSTRUCTION EXIT FIGURE 6.2 FROM THE MISSOURI PROTECTING WATER QUALITY MANUAL (THIS DETAIL AND OTHERS CAN BE FOUND IN THE SWPPP BINDER FOR THIS SITE). THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 12" IN WIDTH AND 50' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- 1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- 1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE THE STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.

SEQUENCE OF CONSTRUCTION

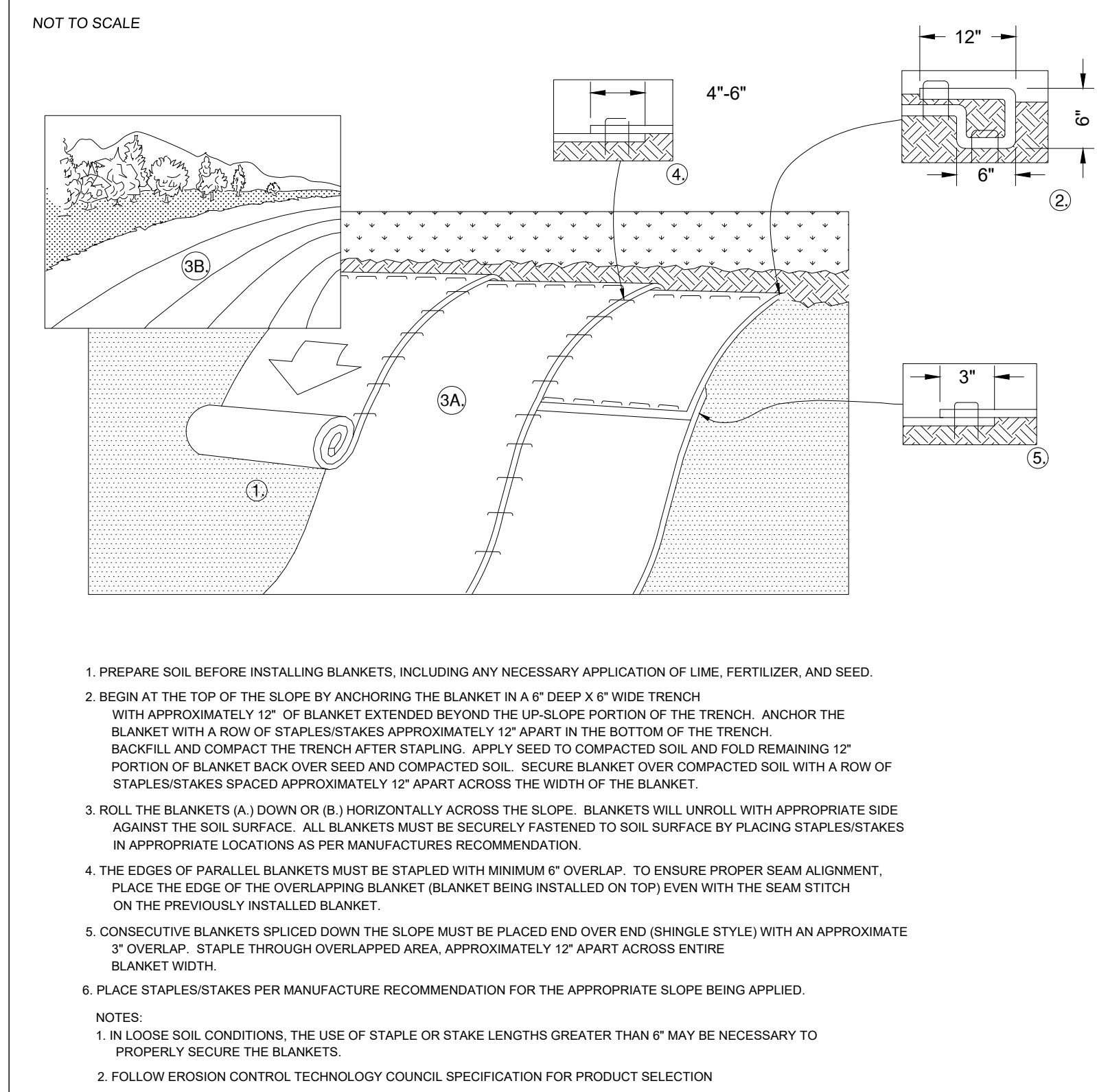
- PLACE SWPPP SIGN ON SITE. SWPPP SIGN SHALL CONTAIN A COPY OF THE LETTER OF COVERAGE AND MISSOURI GENERAL PERMIT. SWPPP SIGN SHALL CONSIST OF LARGE MAILBOX WITH THE LETTERS "SWPPP" ON THE SIDES. MAILBOX SHALL BE SUPPORTED BY A 4"x4" POST IN A 5-GALLON BUCKET OF CONCRETE. TO ALLOW THE BOX TO BE PORTABLE AND REUSABLE.
- PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, ETC. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION DEVICES IN EXISTING STRUCTURES.
- DEMOLISH BUILDINGS.
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
- CONSTRUCT TEMPORARY SEDIMENT TRAP AND INSTALL OUTLET CONTROL PROTECTION AND LEVEL SPREADER.
- INSTALL UTILITIES, UNDERDRAINS, AND STORM SEWERS. INSTALL INLET PROTECTION CONCURRENTLY.
- PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PREPARE AREA OF SITE FOR PAVING FOR PARKING AREAS.
- PAVE AREA OF SITE.
- COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



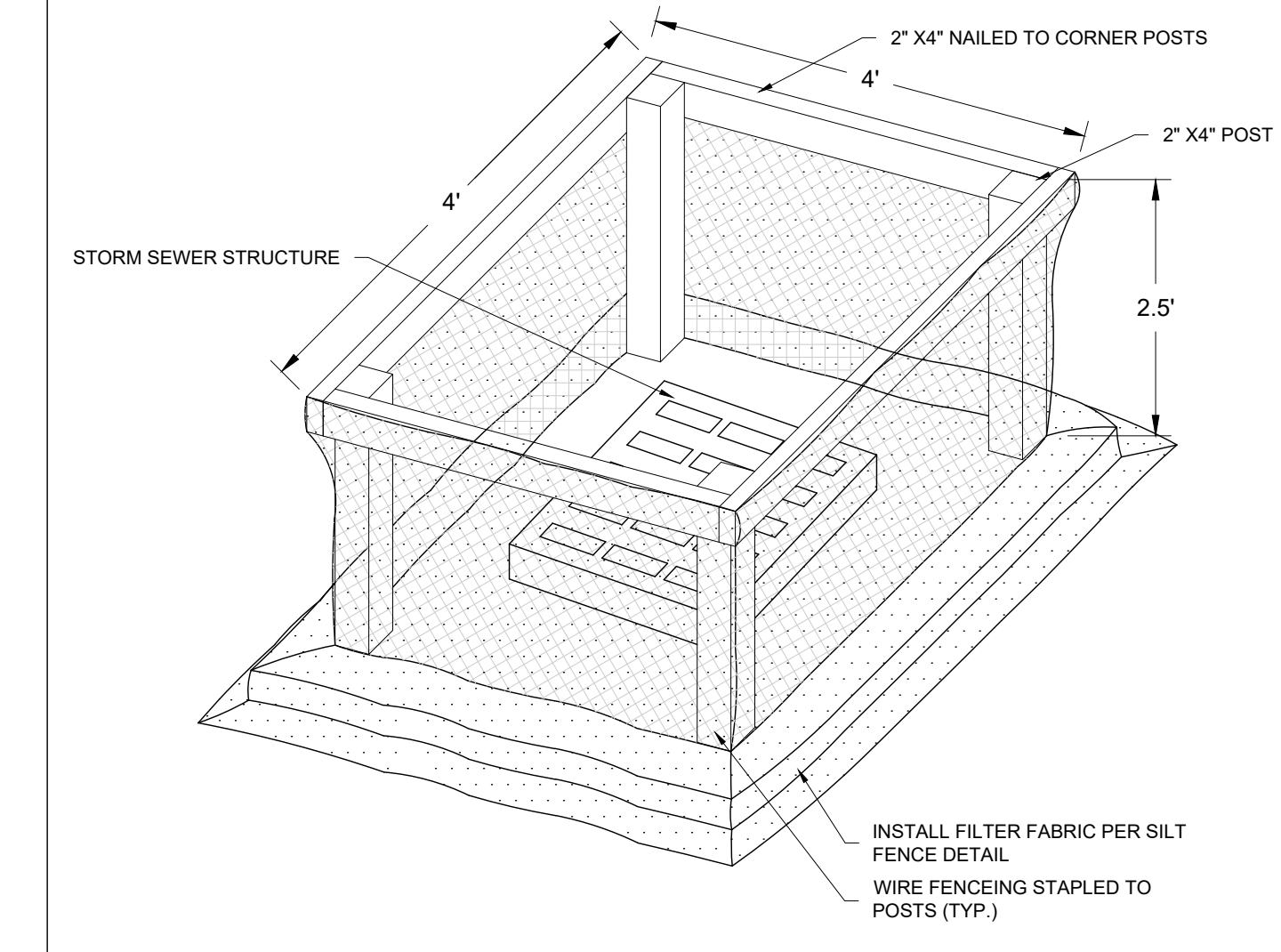
USGS MAP



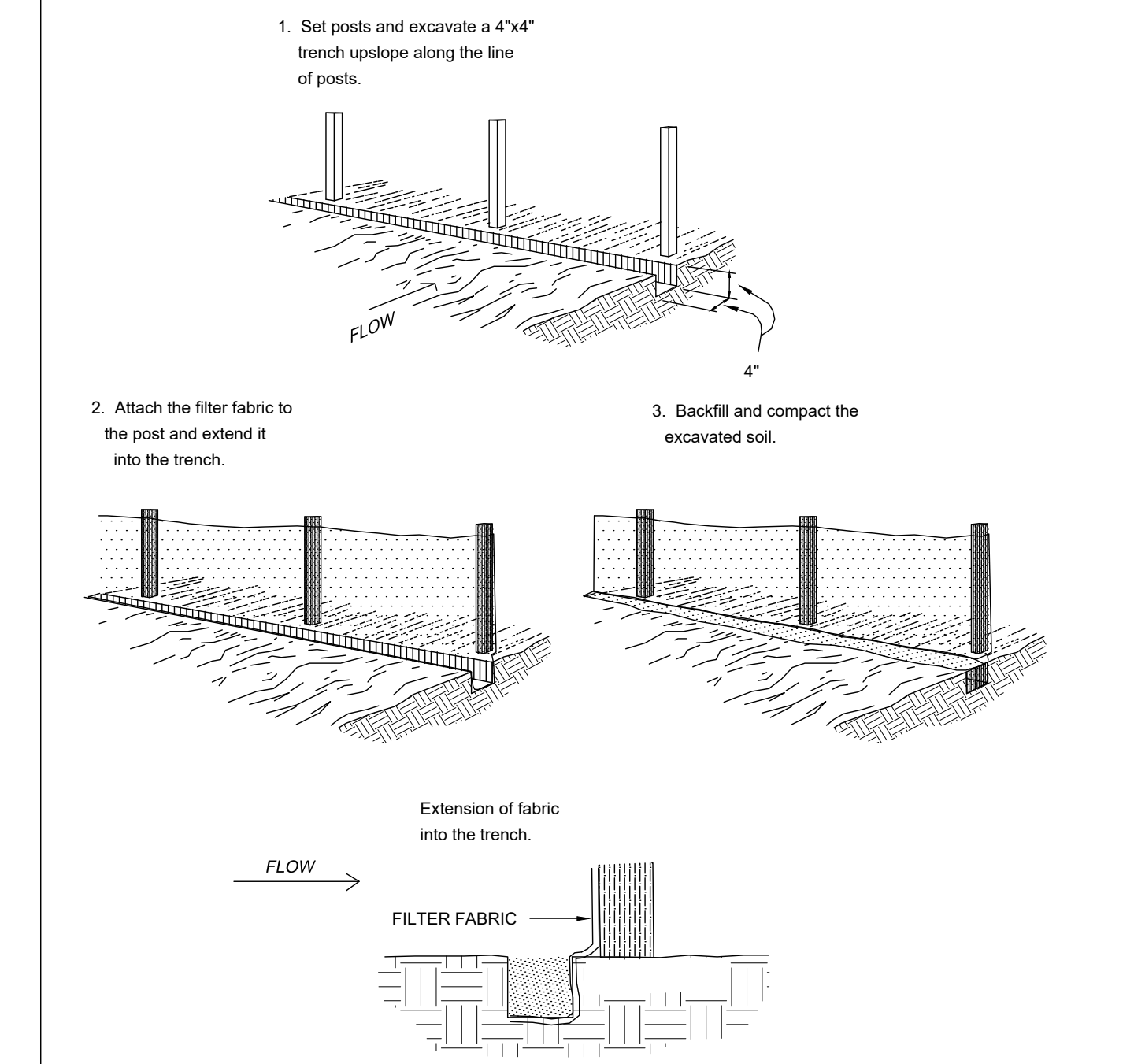
EROSION CONTROL BLANKET INSTALLATION DETAIL



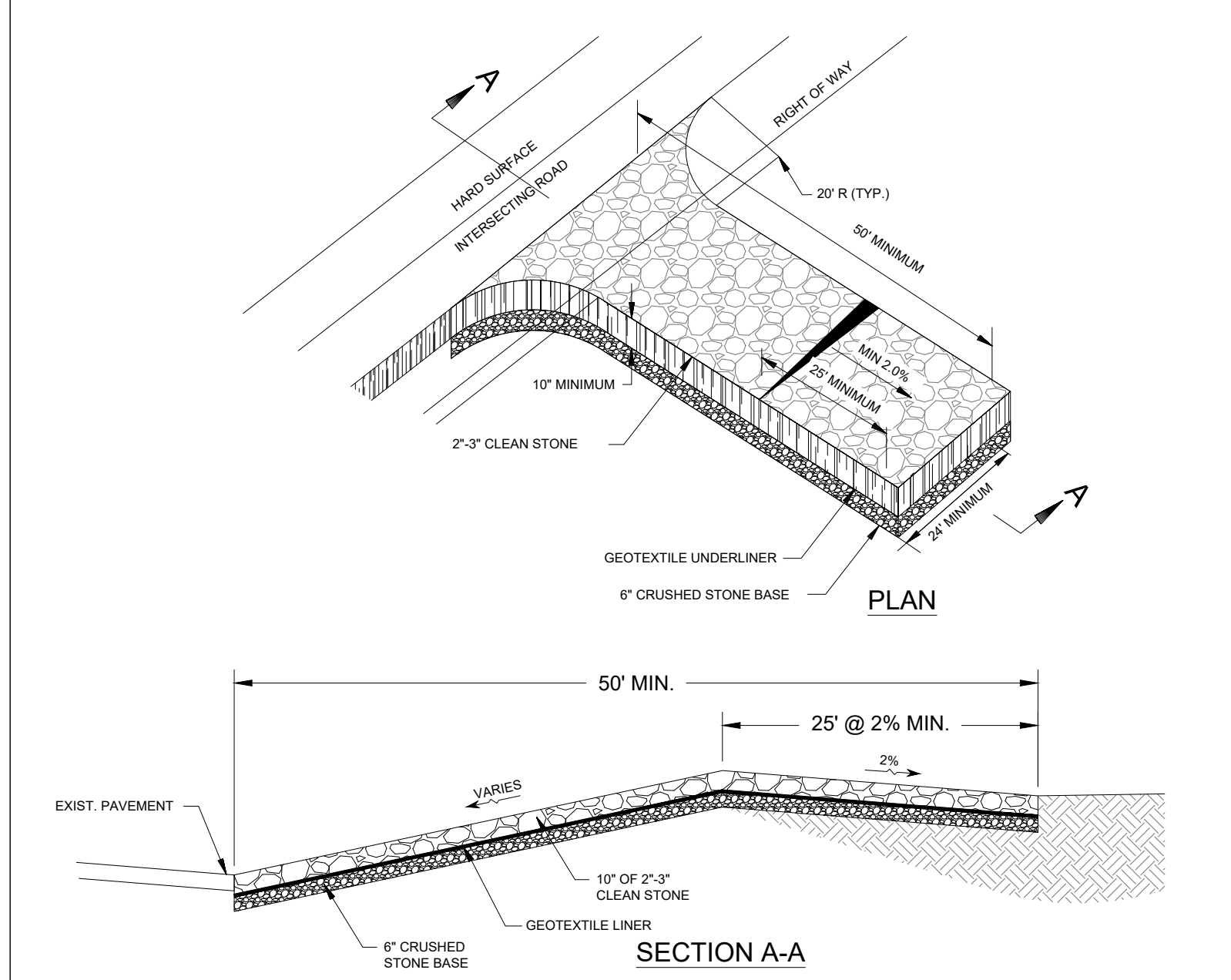
INLET PROTECTION DETAIL



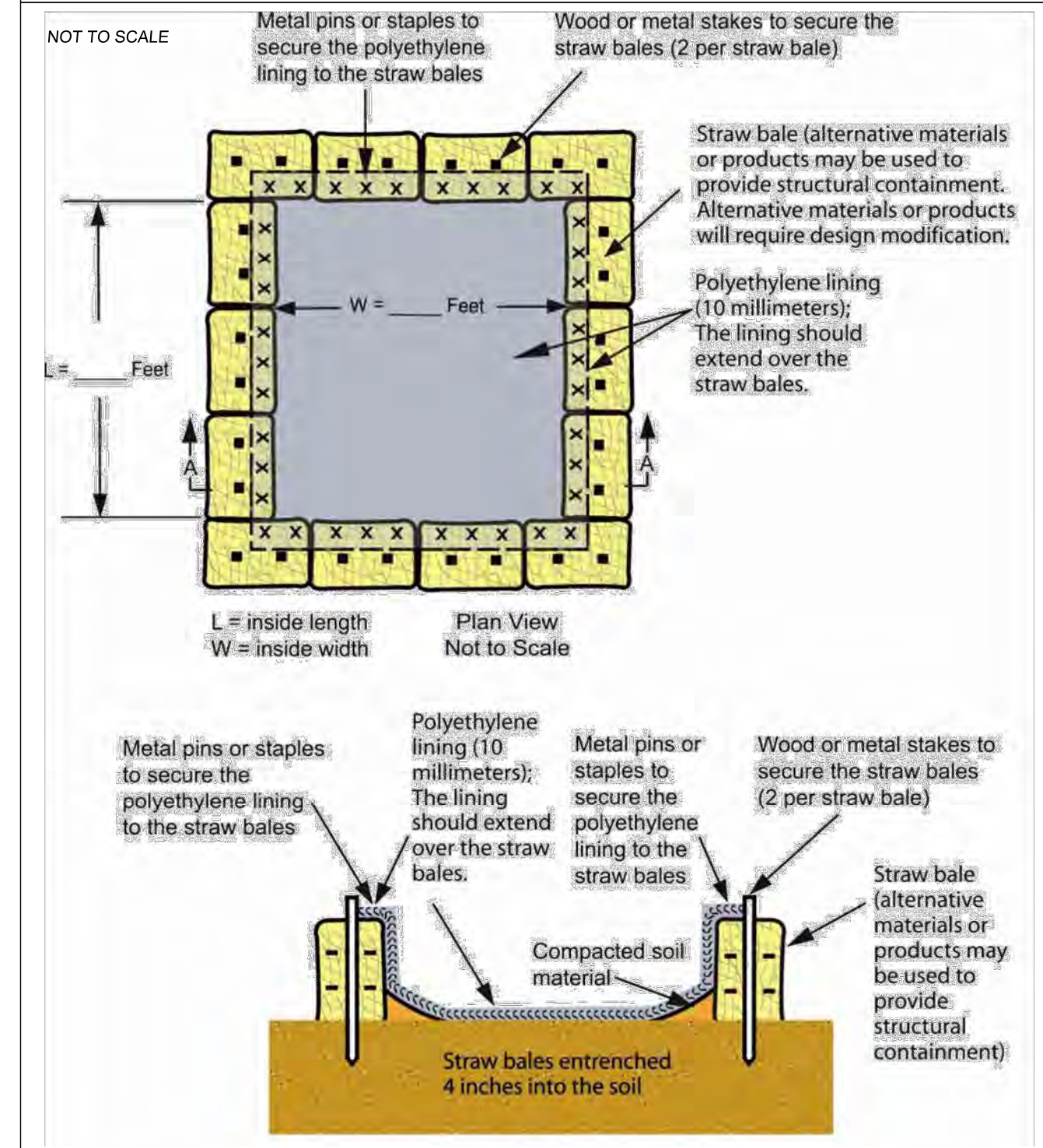
SILT FENCE DETAIL



CONSTRUCTION EXIT DETAIL



CONCRETE WASH OUT



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PROJECT NAME
 OWNER'S NAME
CULVER'S OF MAPLEWOOD
 7606 MANCHESTER ROAD
 MAPLEWOOD, MO 63143
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 400 EAST SUMMIT AVENUE
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CONSULTANTS

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SHEET TITLE
SWPPP DETAILS

DRAWN	TRS
CHECKED	LND
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PROJECT NUMBER
 SHEET NUMBER
26001
C-05

ISSUED FOR	DATE
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LEGEND

---	PROPERTY LINE	[Pattern]	PROPOSED CONCRETE SIDEWALK
---	LOT LINE	[Pattern]	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
---	EXISTING RIGHT-OF-WAY	[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
---	EXISTING EASEMENT LINE	[Pattern]	PROPOSED TURF OR LANDSCAPED AREA
---	PROPOSED EASEMENT LINE	[Pattern]	PROPOSED LANDSCAPE PROTECTOR
---	EXISTING CURB AND GUTTER	[Pattern]	BOLLARD
---	PROPOSED CURB AND GUTTER(B-6.12)	[Pattern]	PATIO FURNITURE
---	PROPOSED 6" BARRIER CURB	[Pattern]	VEHICLE STACKING
X X	EXISTING FENCE	[Symbol]	
[Symbol]	LIGHT POLE AND FIXTURE		
[Symbol]	PROPOSED ADA PARKING SPACE		
(48)	NUMBER OF PROPOSED PARKING SPACES IN A ROW		
[Symbol]	PROPOSED PARKING STALLS / STRIPING		
[Symbol]	EXISTING PARKING STALLS / STRIPING		

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
- ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- ELECTRICAL CIRCUITRY TO SITE LIGHTING AND SIGN SHOWN ON ARCHITECTURAL PLANS.
- FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.
- FOR ALL PAVEMENT PATCHING WITHIN THE RIGHT OF WAY THE BACKFILL MATERIAL USED SHALL BE CONTROLLED LOW STRENGTH MATERIAL UP TO THE BOTTOM OF THE PAVEMENT. THE THICKNESS OF THE HMA PAVEMENT REPLACEMENT SHALL BE A MINIMUM OF THE SAME THICKNESS AS THE EXISTING PAVEMENT STRUCTURE. THE MIXES USED SHALL BE MODOT APPROVED HMA BINDER COURSE AND HMA SURFACE COURSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE CRITERIA ESTABLISHED IN THE BDE MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CITY OF MAPLEWOOD SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK AND UPON COMPLETION OF SAID WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MODOT SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK IN THE MANCHESTER ROAD-RIGHT-OF-WAY AND UPON COMPLETION OF SAID WORK.

SITE AREA TABLE

EXISTING IMPERVIOUS AREA	42,689 SF (0.98 AC)
PROPOSED IMPERVIOUS AREA	40,075 SF (0.92 AC)
TOTAL SITE AREA	47,890 SF (1.10 AC)
% IMPERVIOUS AREA	84%

ZONING TABLE

THE PROPOSED SITE IS PART OF AN EXISTING LOT THAT IS PROPOSED TO BE SUBDIVIDED. LOT IS ZONED AB - ARTERIAL BUSINESS

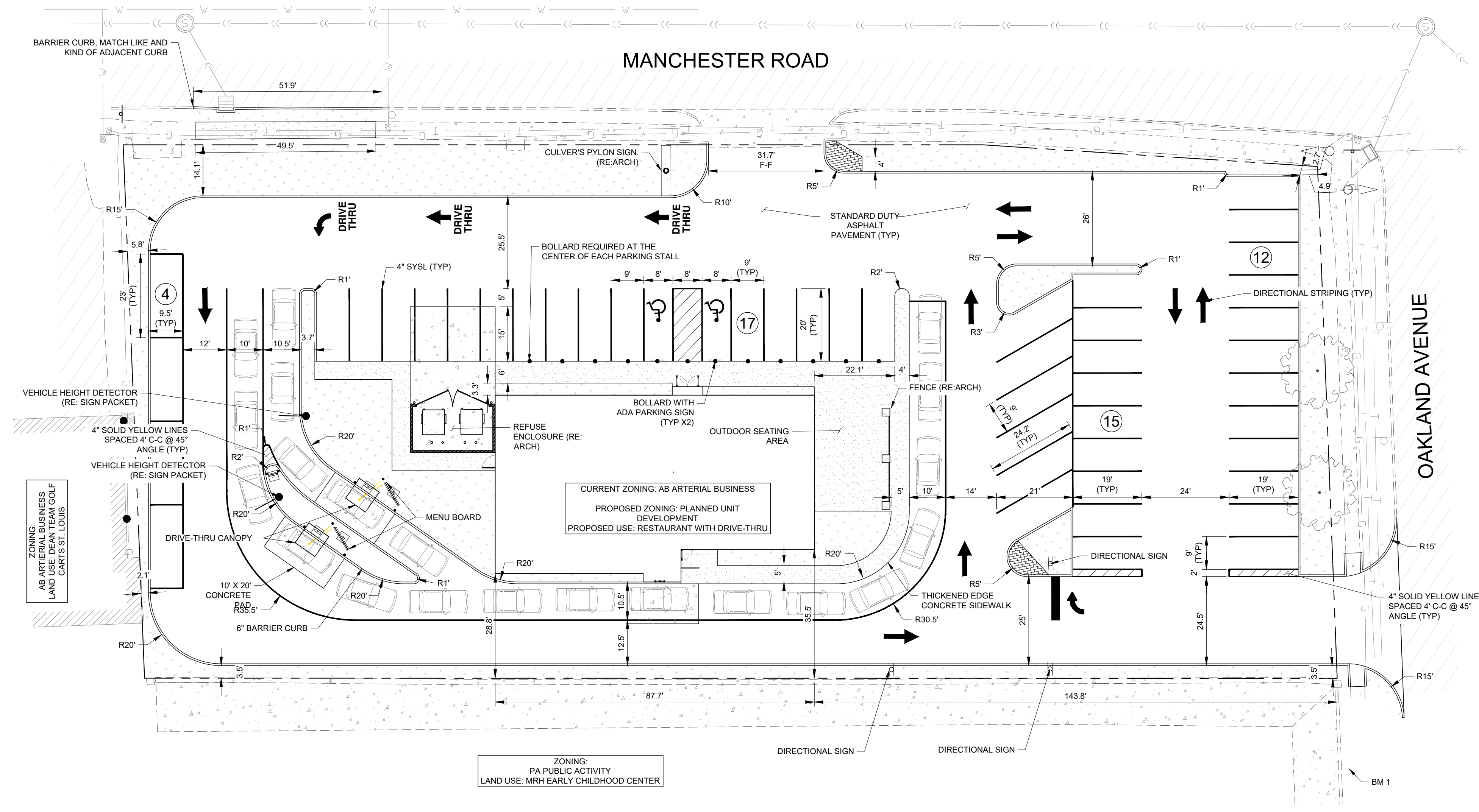
	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	35'	23'-3"±
MINIMUM LOT AREA	10,000 SF (150' MIN LOT WIDTH)	47,890 SF
BUILDING SETBACKS:		
FRONT (ROW SETBACK)		
SETBACK	20'	68.9'
SIDE YARD (EAST)		
SETBACK	NONE REQUIRED, HOWEVER, IF PROVIDED, NO LESS THAN 5'	140.7'
SIDE YARD (WEST)		
SETBACK	NONE REQUIRED, HOWEVER, IF PROVIDED, NO LESS THAN 5'	97.5'
REAR YARD		
SETBACK	NONE REQUIRED, HOWEVER, IF PROVIDED, NO LESS THAN 5'	26.5'
PARKING/LANDSCAPING:		
PARKING STALL SIZE	9' X 19'	9' X 19'
TWO-WAY DRIVE AISLE WIDTH (ALL STALLS)		24'
ONE-WAY DRIVE AISLE WIDTH (60" STALLS)		14'
1 SPACE / 3 PATRONS PLUS 2 SPACE / 3 EMPLOYEES		
1.1. 86 INTERIOR SEATS = 29 SPACES	39 SPACES	48 SPACES
1.2. 15 EMPLOYEES = 10 SPACES		

BENCHMARKS

BENCHMARK 1: OLD STONE WITH CROSS AT THE SOUTHEAST CORNER OF THE PROPERTY	509.07
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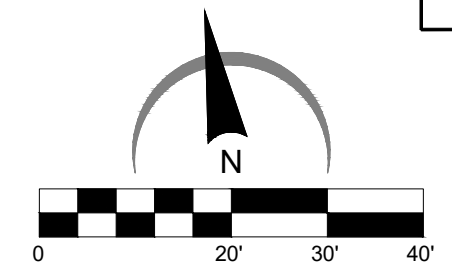
ZONING: PA PUBLIC ACTIVITY
LAND USE: CITY OF MAPLEWOOD CITY HALL

ZONING: AB ARTERIAL BUSINESS
LAND USE: ALDI



ZONING: PA PUBLIC ACTIVITY
LAND USE: MRH EARLY CHILDHOOD CENTER

ZONING: MR MEDIUM DENSITY RESIDENTIAL
LAND USE: APARTMENTS



BENCHMARKS

BENCHMARK 1: OLD STONE WITH CROSS AT THE SOUTHEAST CORNER OF THE PROPERTY	509.07
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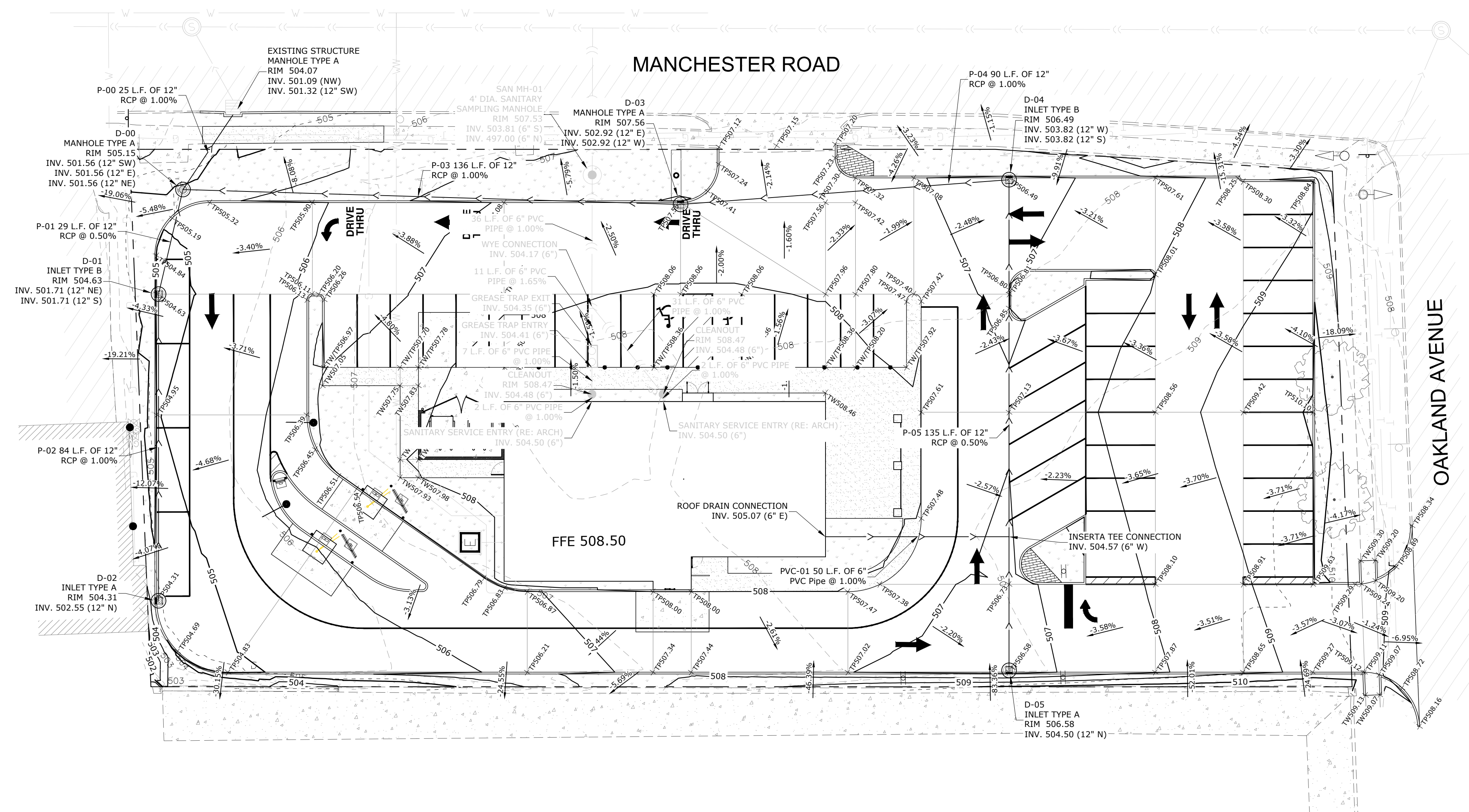
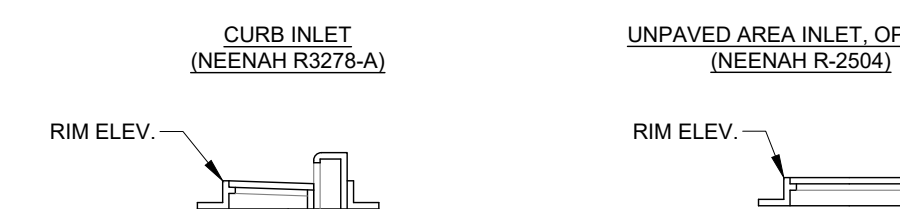
LEGEND

	PROPERTY LINE		PROPOSED CATCH BASIN OR MANHOLE
	LOT LINE		PROPOSED CLEANOUT
	EXISTING RIGHT-OF-WAY		DIRECTION OF SHEET FLOW
	PROPOSED CURB AND GUTTER		TOP OF WALK ELEVATION
	EXISTING CURB AND GUTTER		TOP OF PAVEMENT ELEVATION
	PROPOSED STORM SEWER		TOP OF WALK AND PAVEMENT ELEVATION
	EXISTING STORM SEWER		FINISHED GRADE ELEVATION
	PROPOSED WATER SERVICE		TOP OF WALL ELEVATION
	PROPOSED SANITARY SEWER		BOTTOM OF WALL ELEVATION
	PROPOSED GAS MAIN		MATCH EXISTING TOP OF CURB ELEVATION
	PROPOSED UNDERGROUND ELECTRIC SERVICE		BENCHMARK
	PROPOSED TELEPHONE SERVICE		EMERGENCY OVERLAND FLOW ROUTE
	PROPOSED GRADE BREAK LINE		
	PROPOSED CONTOUR LINE		
	EXISTING CONTOUR LINE		

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.5 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
9. ROOF AND CANOPY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 1.0% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

RIM ELEVATION DEFINITION



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 www.arcdesign.com
 Missouri Design Firm License No. F01298399

PROJECT NAME
 OWNER'S NAME
CULVER'S OF MAPLEWOOD
 7606 MANCHESTER ROAD
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CONSULTANTS

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REVISIONS

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SHEET TITLE
GRADING AND DRAINAGE PLAN

DRAWN	TRS
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PM	RCS

PROJECT NUMBER
 SHEET NUMBER
26001
C-07

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LEGEND

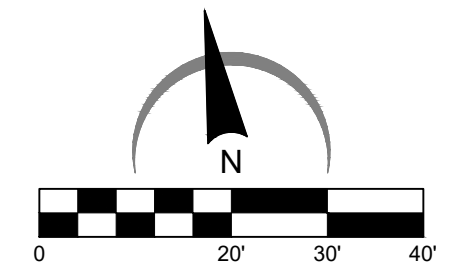
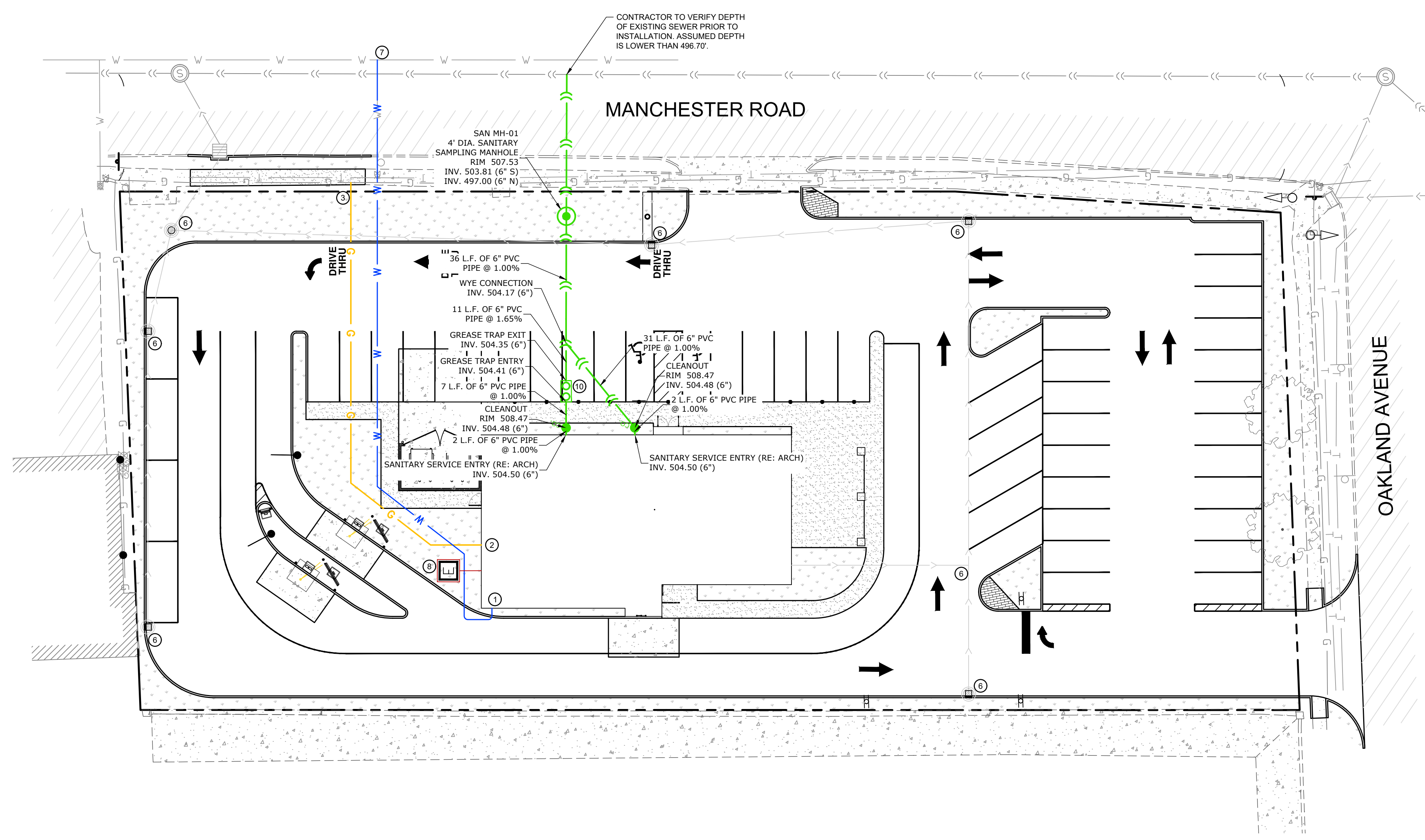
- | | | | |
|-------|---------------------------------------|---|--|
| --- | PROPERTY LINE | ⊗ | EXISTING FIRE HYDRANT ASSEMBLY |
| — | EXISTING WATER MAIN | ⊗ | EXISTING WATER VALVE |
| — W | PROPOSED WATER SERVICE | ⊕ | PROPOSED WATER VALVE |
| — | EXISTING SANITARY SEWER | ⊕ | EXISTING MANHOLE OR CATCH BASIN |
| — | PROPOSED SANITARY SEWER | ⊕ | PROPOSED SANITARY MANHOLE |
| — | PROPOSED STORM SEWER | ⊕ | PROPOSED SANITARY CLEANOUT |
| — G | EXISTING GAS MAIN | ⊕ | PROPOSED GREASE TRAP (SEE ARCH PLANS FOR DETAIL) |
| — G | PROPOSED GAS MAIN | ⊕ | EXISTING SANITARY MANHOLE |
| — E | PROPOSED UNDERGROUND ELECTRIC SERVICE | ⊕ | EXISTING UTILITY POLE |
| — U/T | PROPOSED TELEPHONE SERVICE | ⊕ | PROPOSED UTILITY POLE |
| — O/U | EXISTING OVERHEAD UTILITY LINES | ⊕ | EXISTING LIGHT POLE |
| ⊕ | PROPOSED TRANSFORMER | ⊕ | |
| ⊕ | LIGHT POLE AND FIXTURE | ⊕ | |

UTILITY KEY LEGEND

- PROPOSED 2" C909 PVC WATER SERVICE, CONNECTED TO THE EXISTING WATER MAIN.
- GAS SERVICE ENTRY AND METER (RE: ARCH)
- PROPOSED GAS SERVICE (COORDINATE INSTALLATION WITH SPIRE PRIOR TO CONSTRUCTION)
- PROPOSED ELECTRIC SERVICE (CONTRACTOR TO COORDINATE CONNECTION WITH AMEREN PRIOR TO CONSTRUCTION)
- PROPOSED PHONE SERVICE
- STORM SEWER, REFER TO SEWER PLAN
- CONNECT TO PROPOSED WATERMAIN VIA 12X2 TEE
- TRANSFORMER PAD (CONTRACTOR TO COORDINATE INSTALLATION WITH AMEREN)
- CONTRACTOR SHALL INSTALL A 4" SCH. 40 PVC CONDUIT FOR THE PROPOSED ELECTRICAL SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PROPOSED SERVICE WITH AMEREN.
- GREASE TRAP INTERCEPTOR, RE: ARCH FOR DETAIL

UTILITY NOTES

- THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE RIGHT-OF-WAY, AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
- ALL PRIVATE WATER MAINS CONSTRUCTED ON THE PROPERTY ARE TO BE CONSTRUCTED WITH MATERIALS THAT FOLLOW THE STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL REQUIREMENTS FOR PIPE MATERIAL AND OTHER WATER MAIN APPURTENANCES PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHERS. FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
- CONTRACTOR SHALL SET ALL CLEANOUT, CASTINGS, AND VALVE BOXES TO FINISHED GRADE.



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SHEET TITLE

MODOT DETAILS

DRAWN: TRS
CHECKED: LND
PM: RCS

NOT TO SCALE

ROAD WORK AHEAD (W001-2), ONE LANE ROAD AHEAD (W001-7), PILOT CAR FOLLOW ME (W001-8), SIGN 53 "PILOT CAR FOLLOW ME" SHALL BE THE CONTRACTOR'S RESPONSIBILITY WHEN IN USE DURING OPERATION.

SET 1 ACTIVE, SET 2 INACTIVE, SET 3 ACTIVE, SET 4 INACTIVE

SPEED	SIGN SPACING (FT)	BUFFER SPACE
PERMANENT POSTED (MPS)	NON-DIVIDED HIGHWAYS (S)	LENGTH (FT)
0-35	200	250
40-45	350	360
50-55	500	495
60-70	1000	730

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
616.20E
DATE EFFECTIVE: 7/11/2025
DATE PREPARED: 3/11/2025
SHEET NO. 2 OF 5

DIRECTION INDICATOR BARRICADE

SEQUENTIAL FLASHING WARNING LIGHT (PAID SEPARATELY)

FLUORESCENT ORANGE, TYPE IV ORANGE, TYPE IV WHITE

CHANNELIZERS

TRIM-LINE, DRUM-LIKE, CONE, VERTICAL PANEL

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
616.10BF
DATE EFFECTIVE: 7/11/2025
DATE PREPARED: 3/11/2025
SHEET NO. 3 OF 9

PLAN OF STREET, SIDEROAD, ALLEY OR COMMERCIAL APPROACHES

PLAN OF PRIVATE APPROACHES

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
608.00L
DATE EFFECTIVE: 1/11/2024
DATE PREPARED: 3/29/2025
SHEET NO. 1 OF 2

PLAN OF STREET, SIDEROAD, ALLEY OR COMMERCIAL APPROACHES

PLAN OF PRIVATE APPROACHES

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
608.00L
DATE EFFECTIVE: 4/11/2024
DATE PREPARED: 1/10/2025
SHEET NO. 2 OF 2

PROJECT NAME
OWNERS NAME

CULVER'S OF MAPLEWOOD

7606 MANCHESTER ROAD
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TONY MILAZZO
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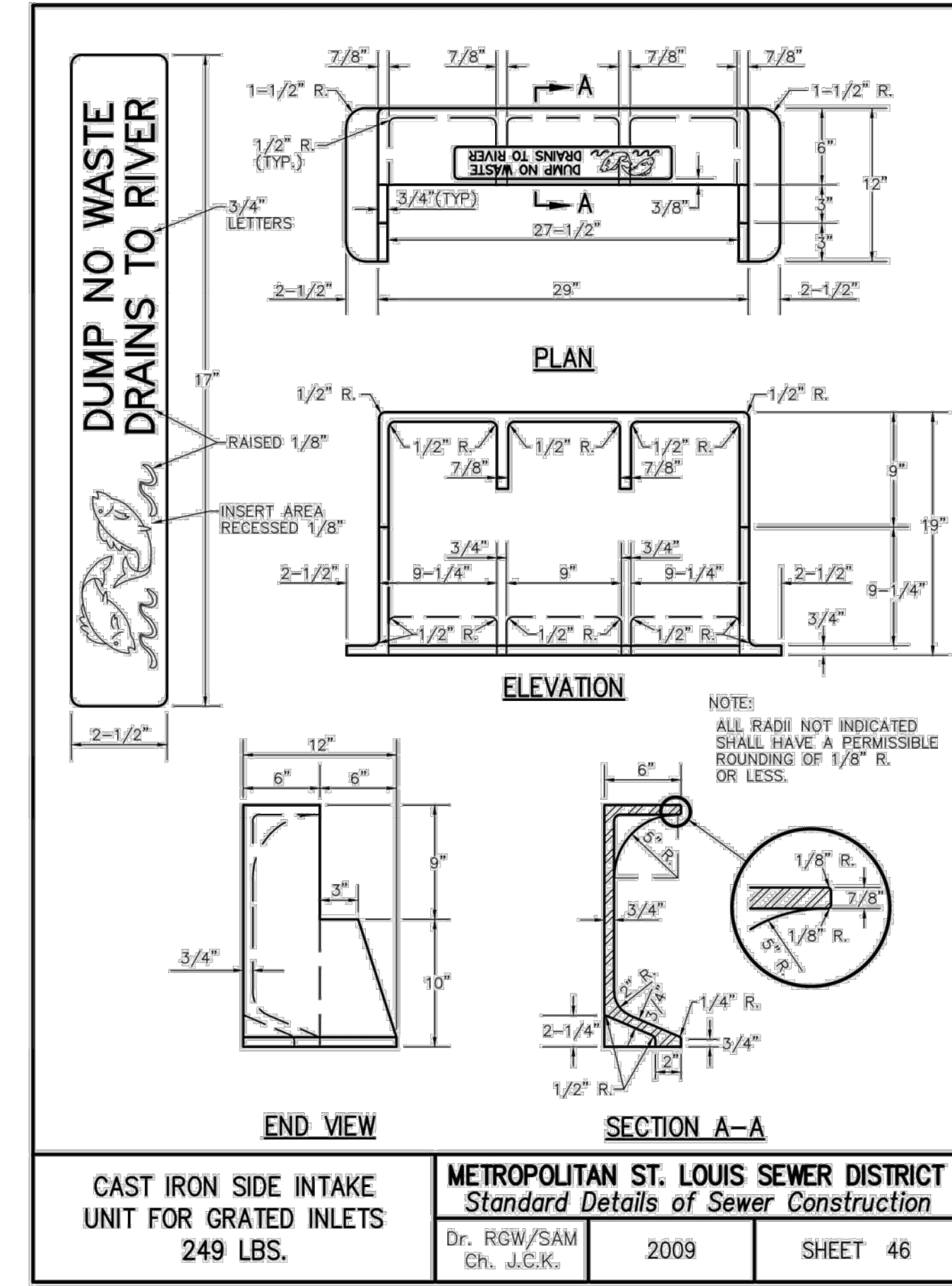
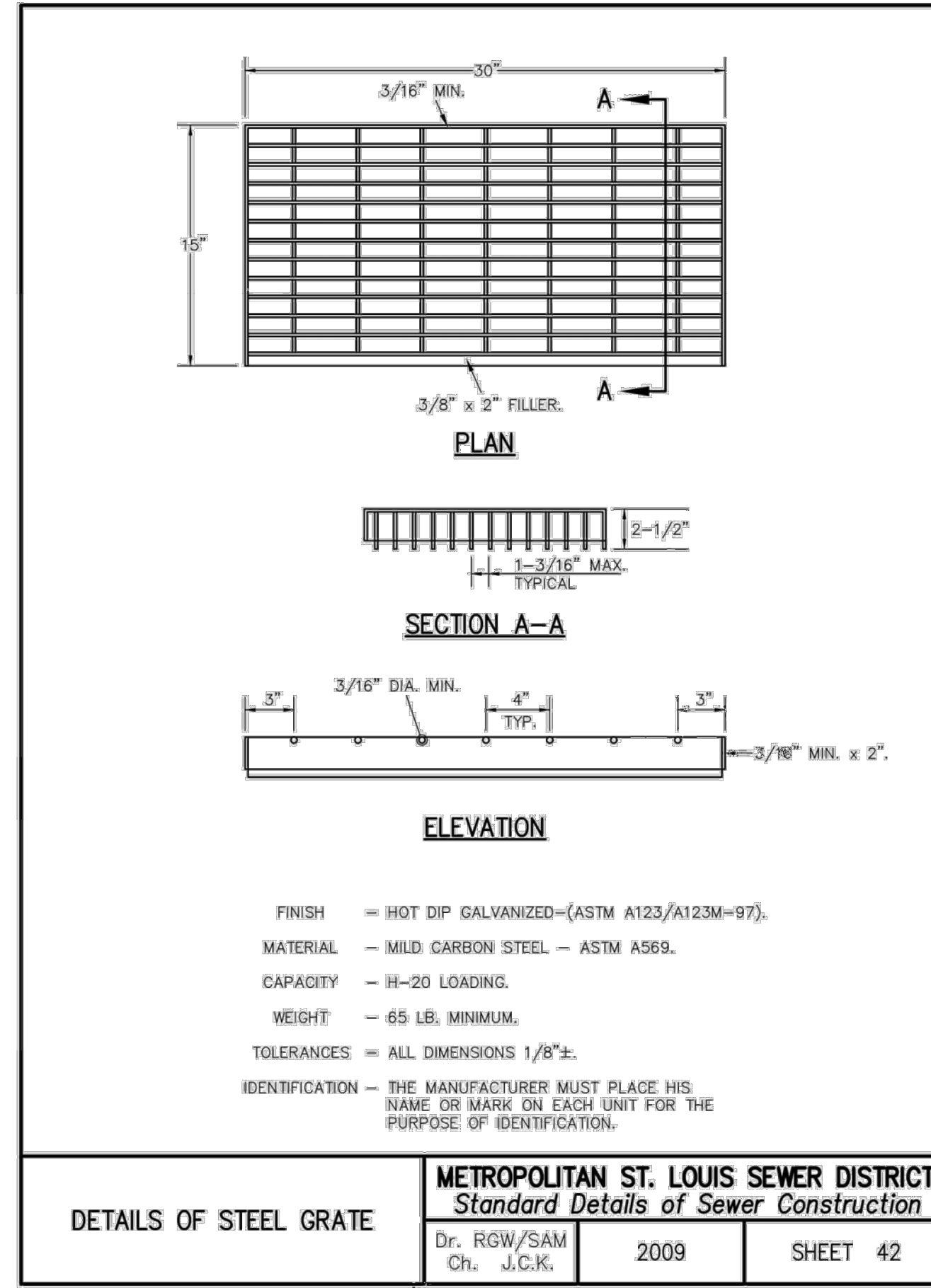
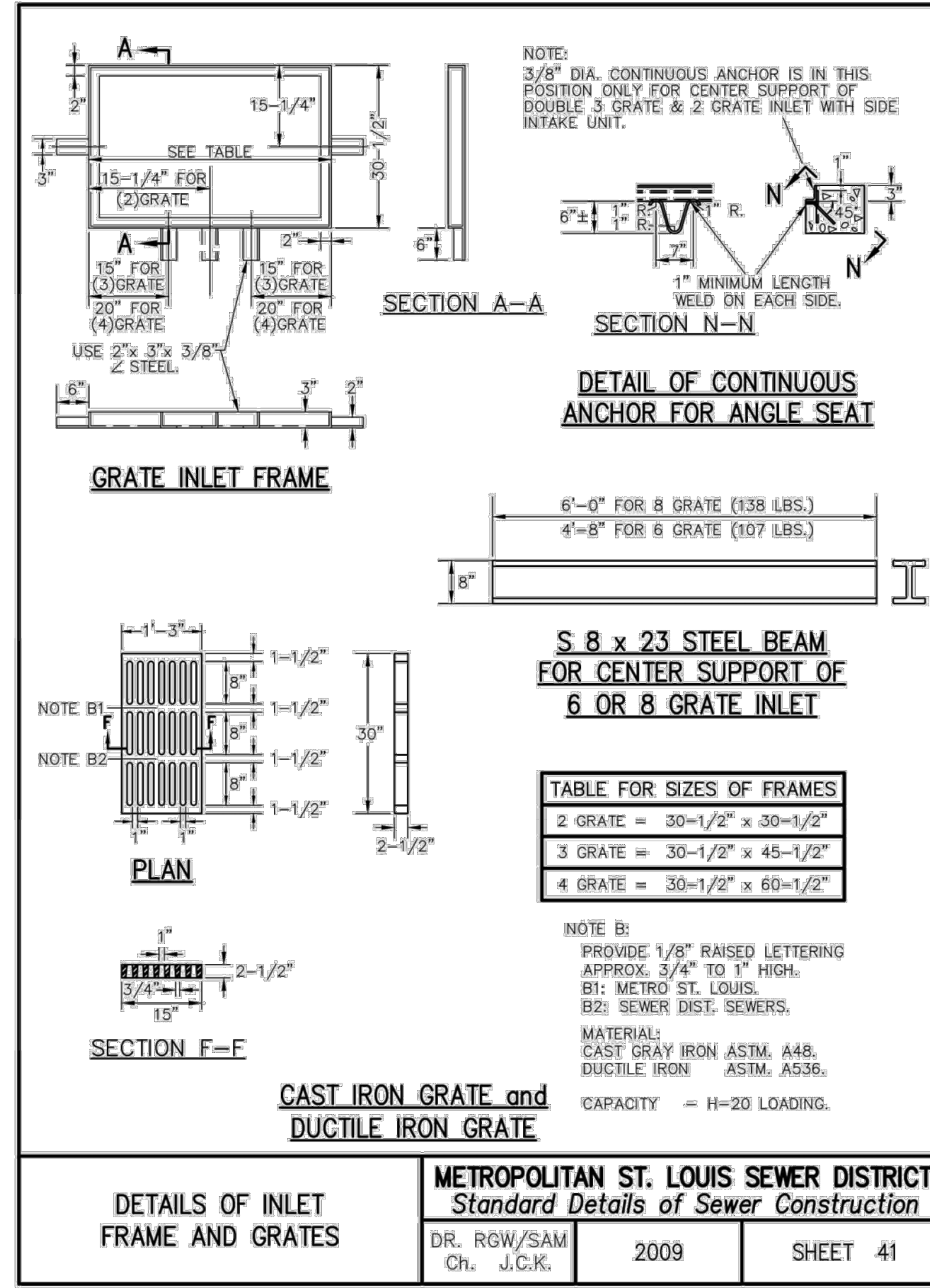
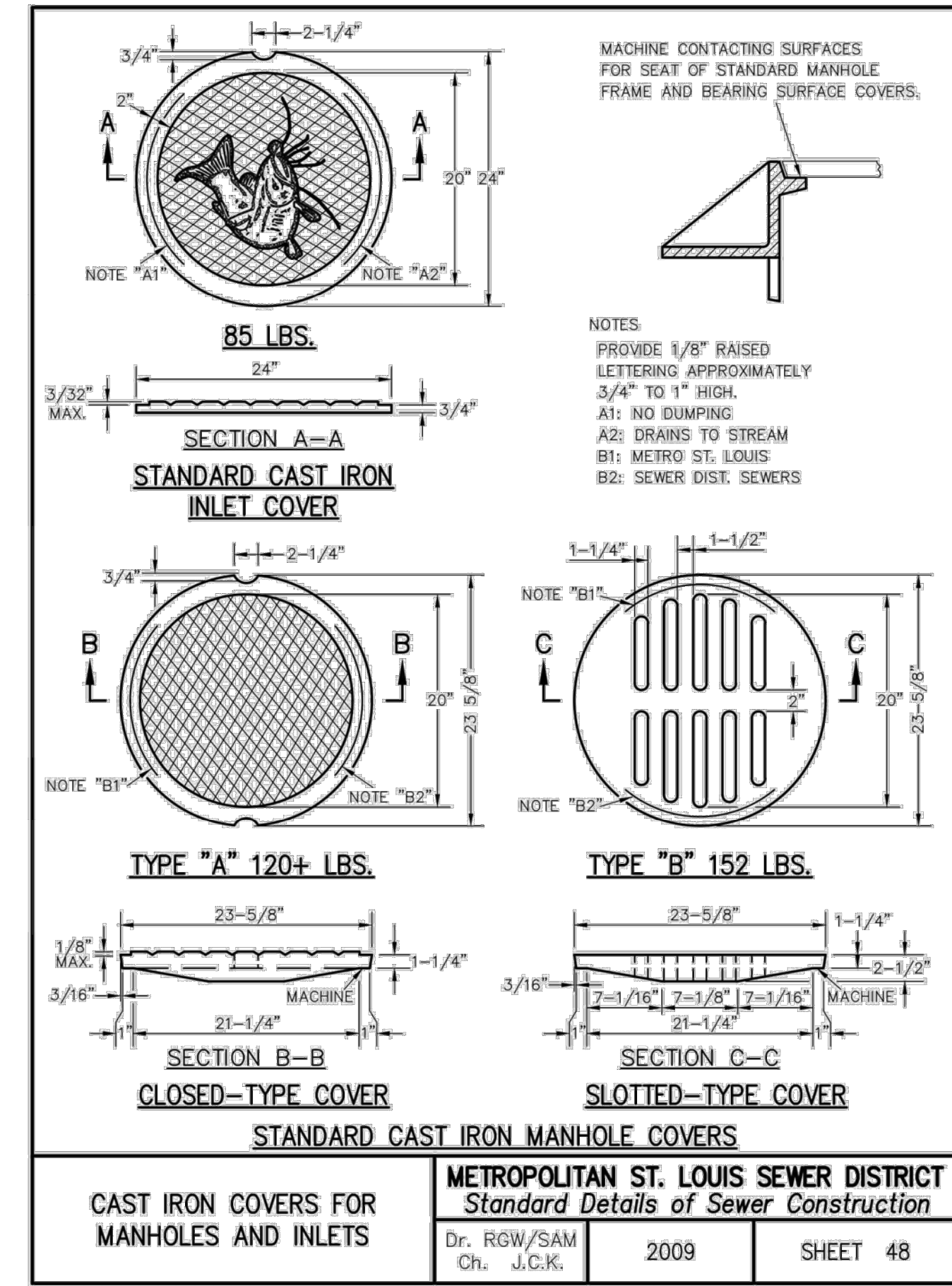
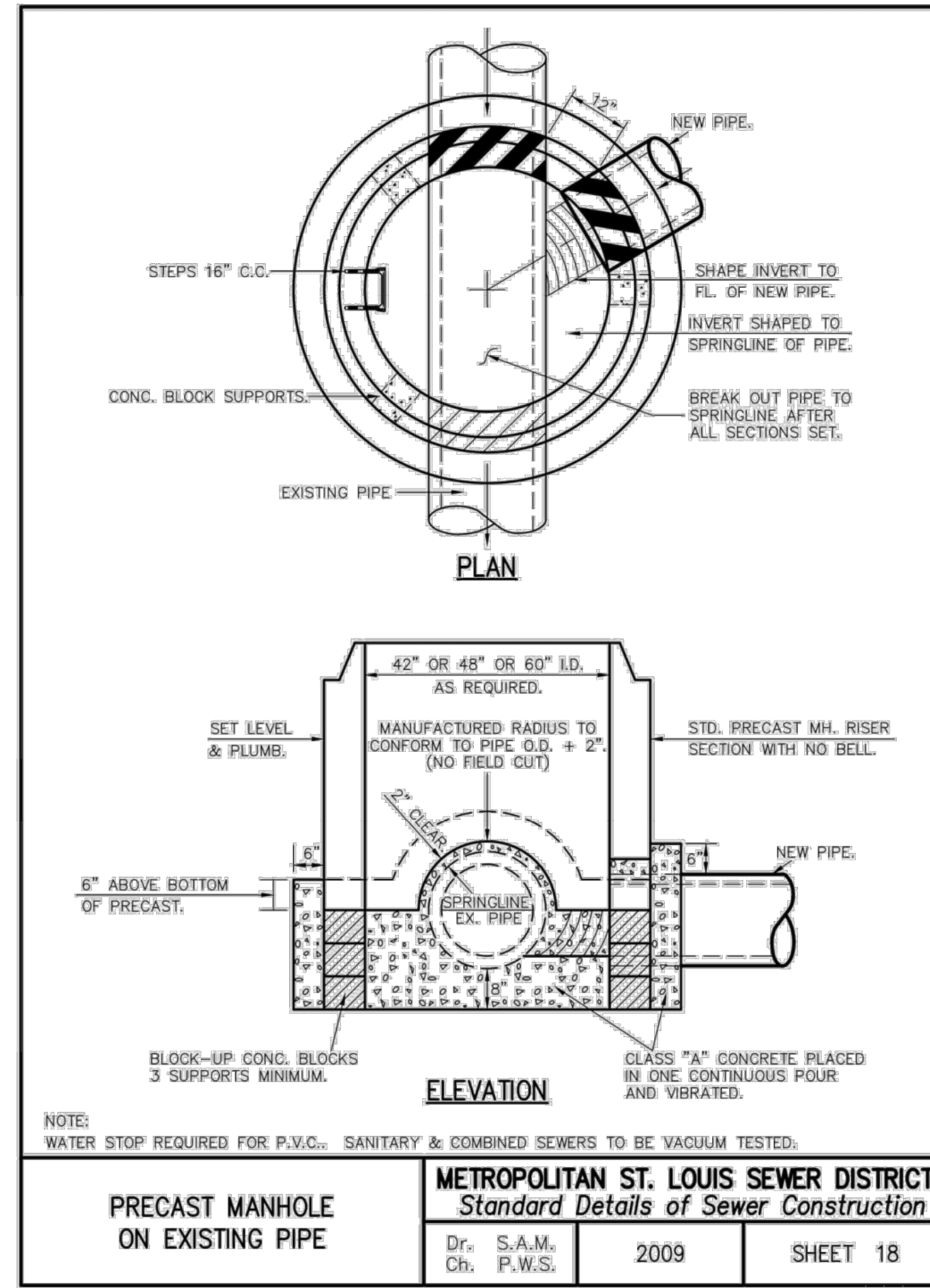
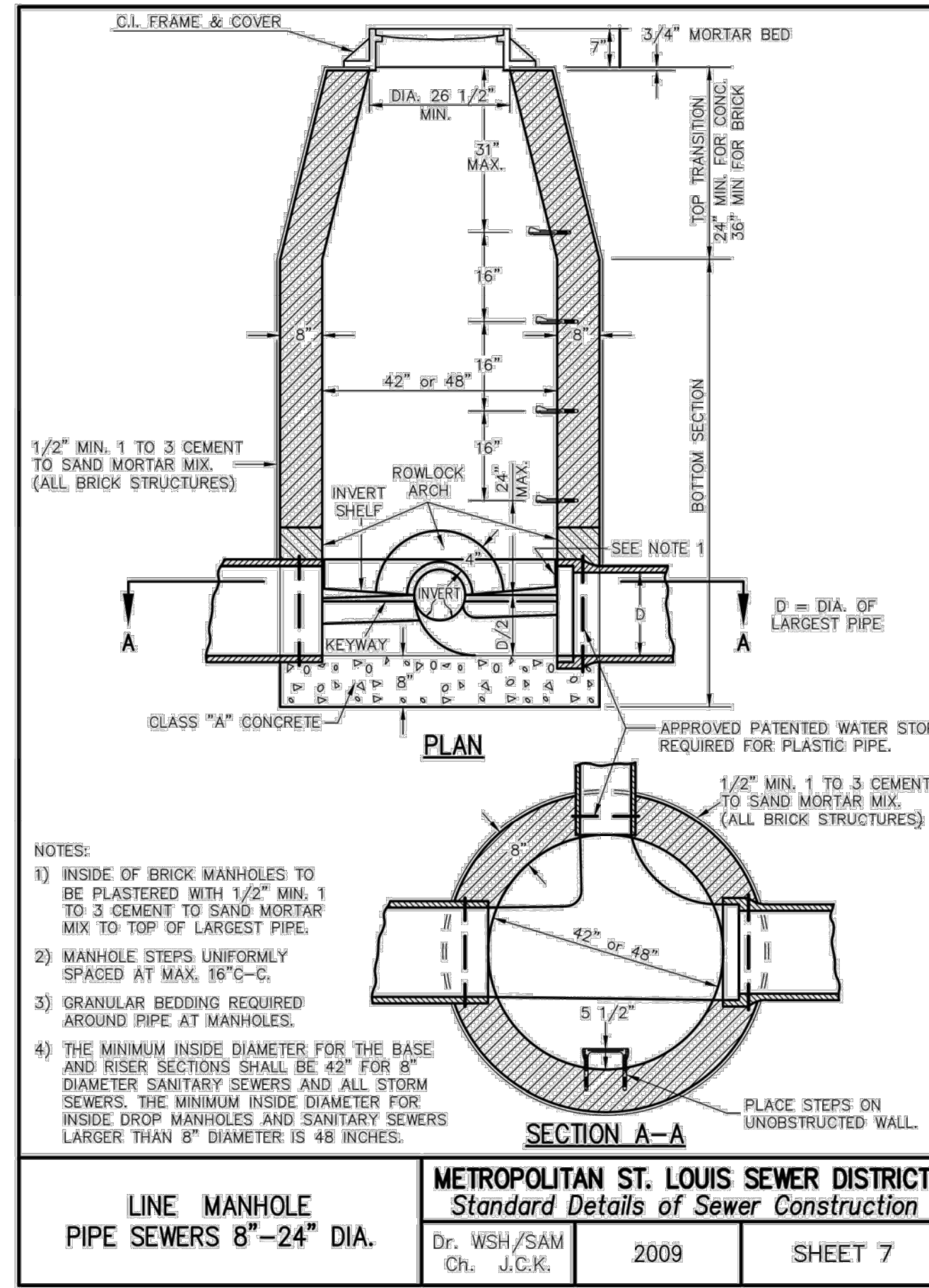
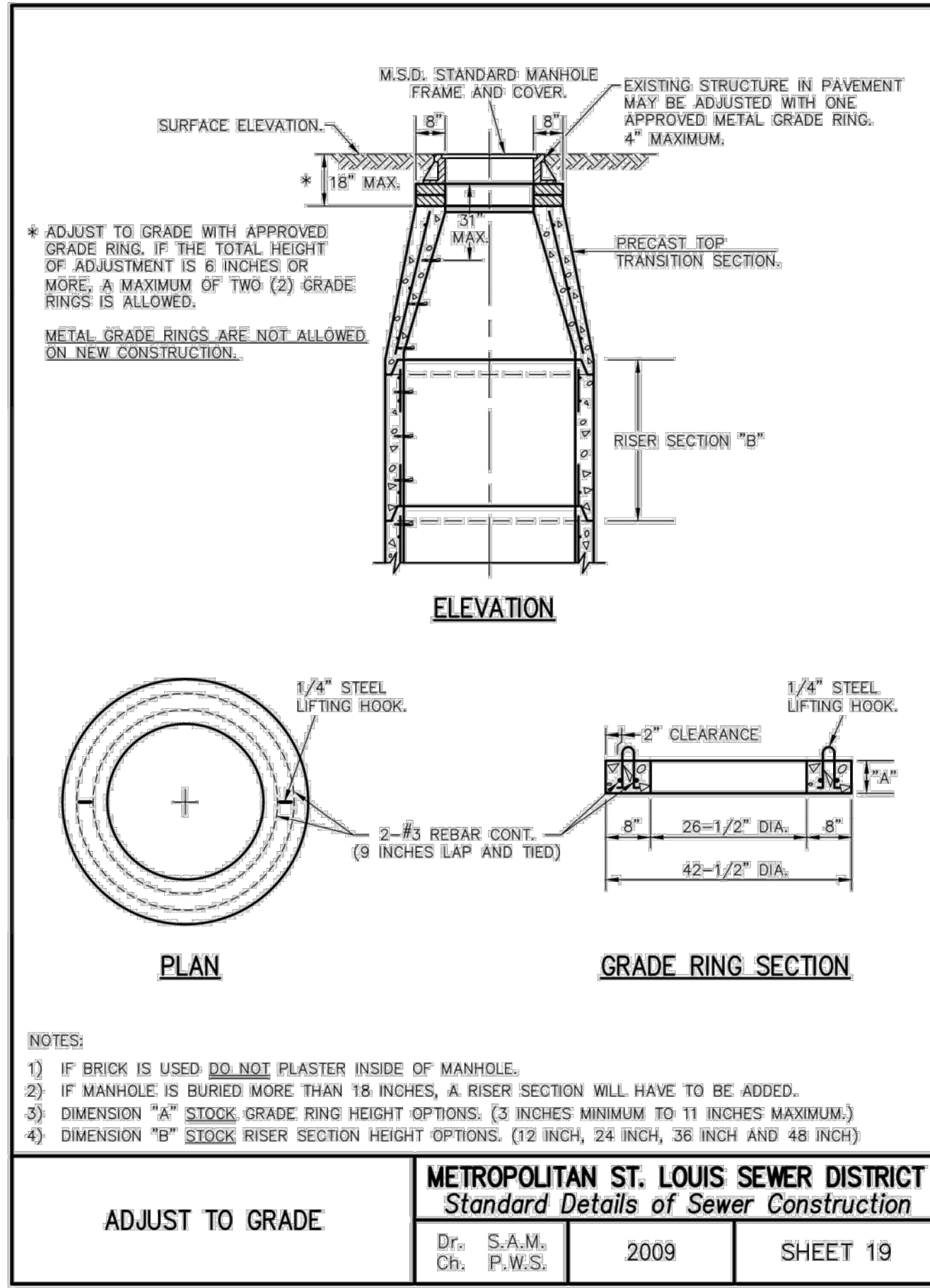
CITY DETAILS

DRAWN TRS
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PROJECT NUMBER
SHEET NUMBER

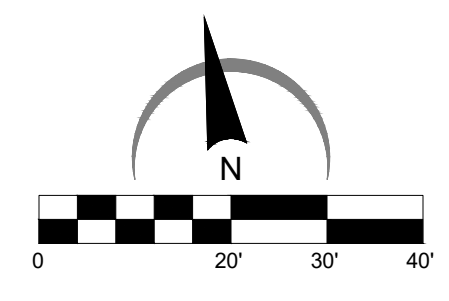
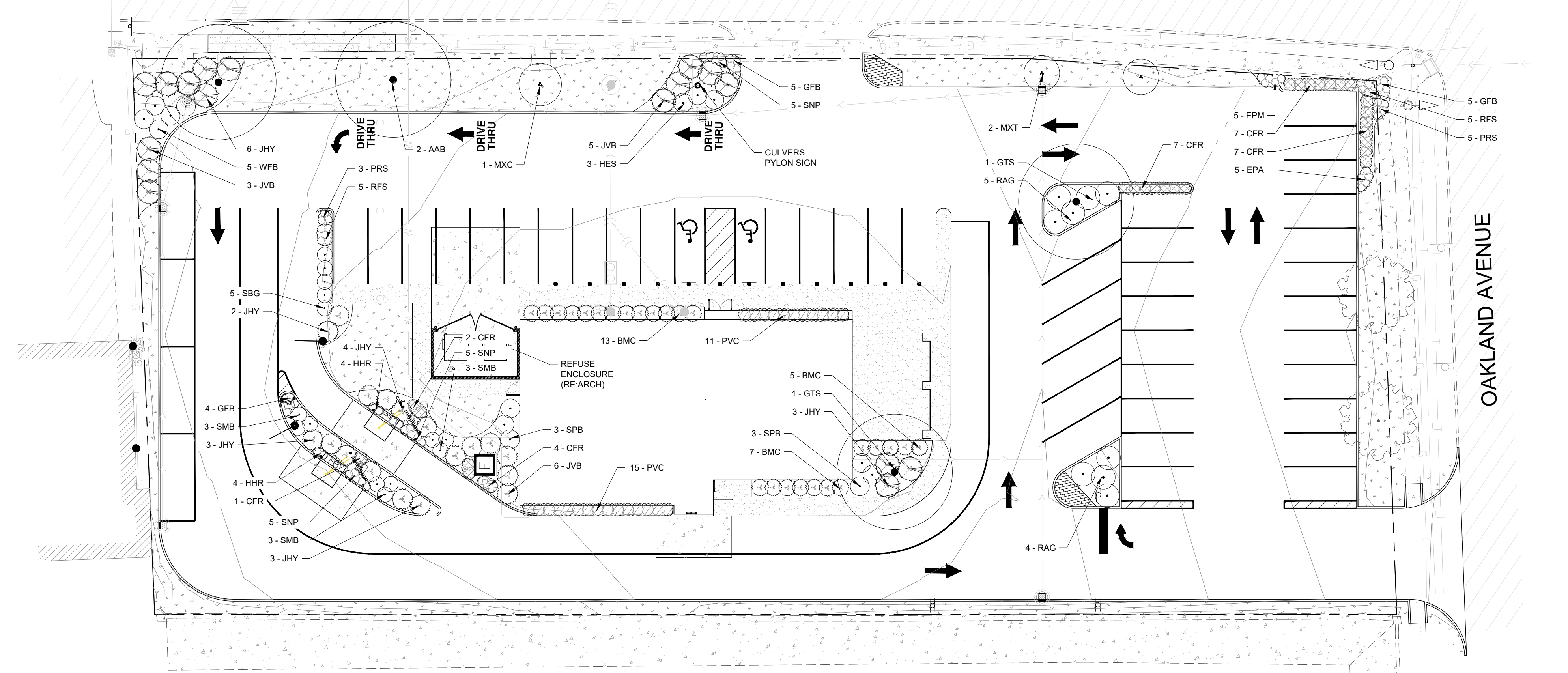
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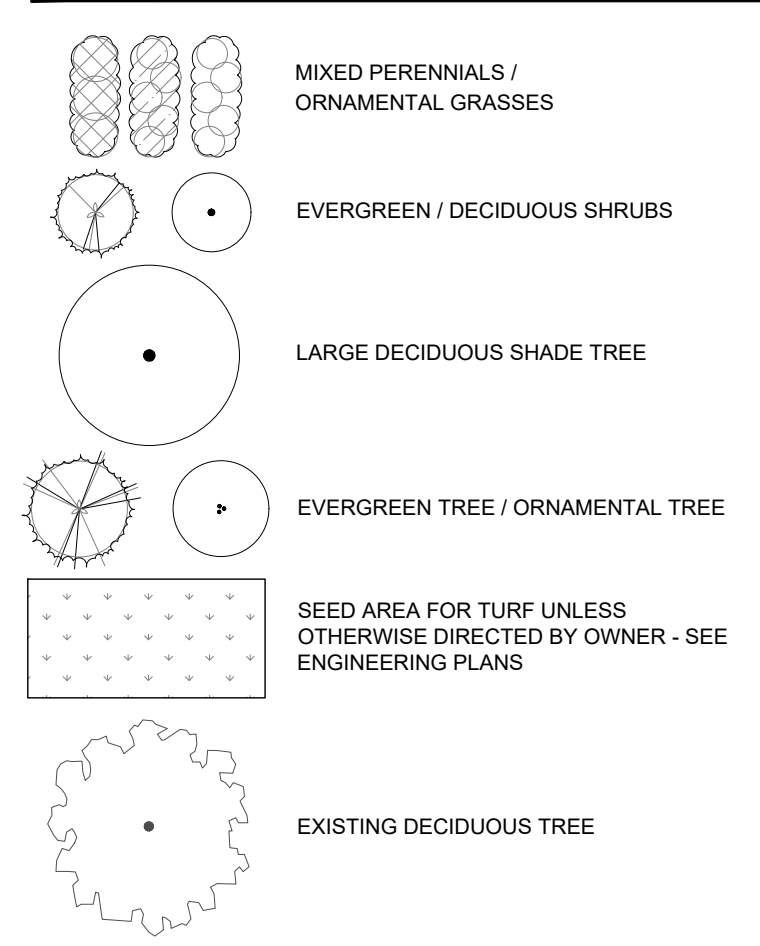


MANCHESTER ROAD

OAKLAND AVENUE



LEGEND



ARC DESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

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Missouri Design Firm License No. F01298399

PROJECT NAME
OWNER'S NAME

CULVER'S OF MAPLEWOOD

7606 MANCHESTER ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

CONSULTANTS

ISSUED FOR

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REVISIONS

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SHEET TITLE

LANDSCAPE PLAN

DRAWN	TRS
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PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001

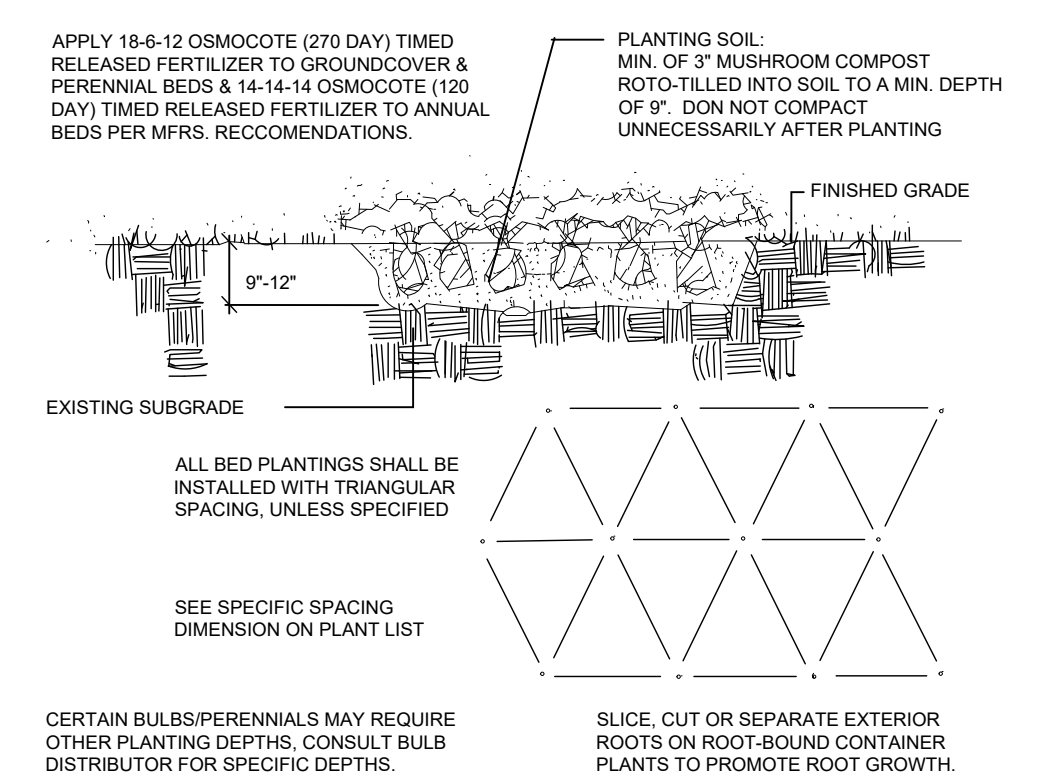
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PLANT LIST

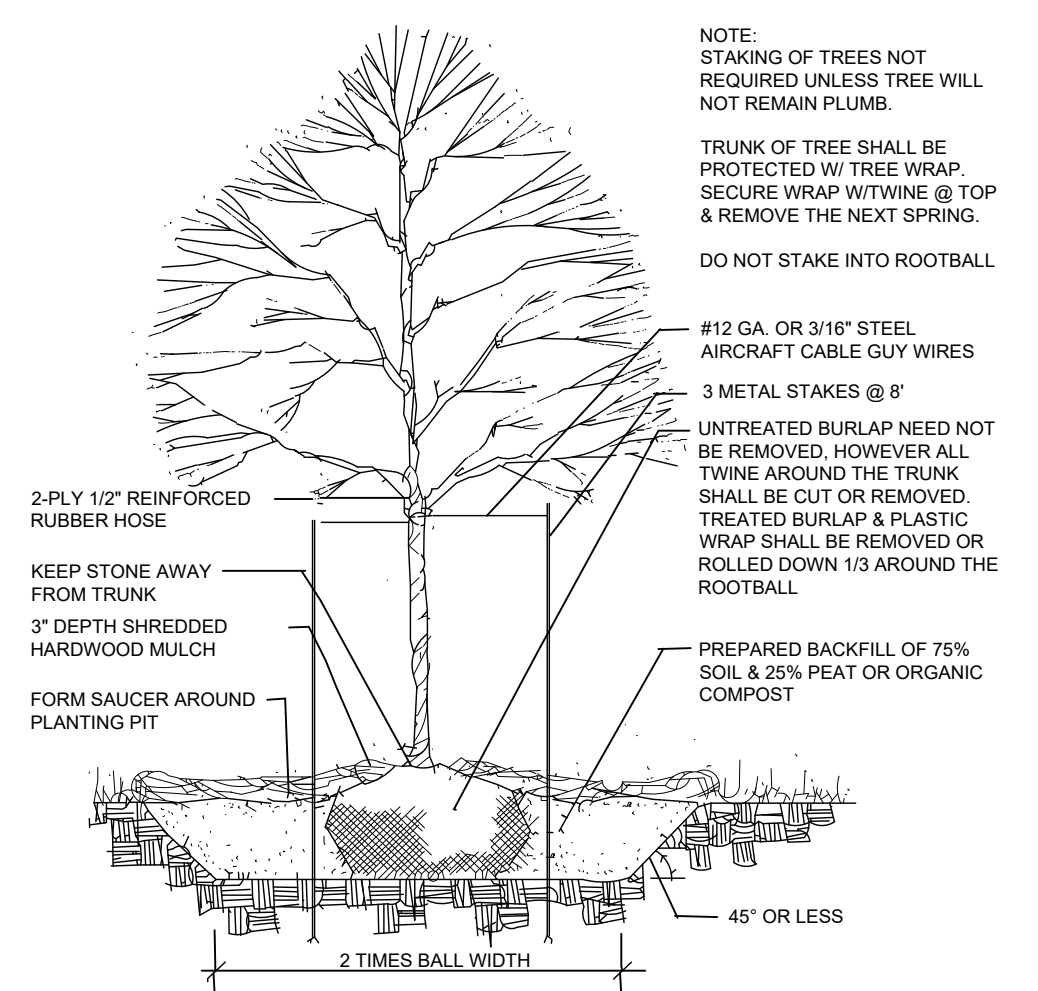
KEY	QTY	Botanical Name COMMON NAME	SIZE	REMARKS
AAB	4	Acer x 'Autumn Brilliance' AUTUMN BRILLIANCE MAPLE	2.5"	
GTS	2	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	2.5"	
MXC	1	Malus x 'Coralburst' CORALBURST DOUBLE PINK CRABAPPLE	2"	
MXT	2	Malus x 'Tina' TINA DWARF CRABAPPLE	2"	
BMC	25	Buxus microphylla 'Chicagoland Green' CHICAGOLAND GREEN BOXWOOD	24 7/5 GAL	EVERGREEN
HES	3	Hydrangea microphylla 'Endless Summer' ENDLESS SUMMER HYDRANGEA	36 7/5 GAL	
JHY	21	Juniperus horizontalis 'Plumosa Compacta' YOUNGSTOWN ANDORRA JUNIPER	5 GAL	EVERGREEN
JVB	14	Juniperus virginiana 'Blue Mountain' BLUE MOUNTAIN NORDIC JUNIPER	5 GAL	EVERGREEN
RAG	9	Rhus aromatica x 'Gro lo' GROW LOW FRAGRANT SUMAC	18 7/5 GAL	
SBG	5	Spiraea bumalda 'Goldflame' GOLDFLAME SPIREA	30 7/5 GAL	
SMB	9	Spiraea media 'SMSMBK - Blue Kazoo' DOUBLE-PLAY BLUE KAZOO SPIREA	30 7/5 GAL	
SPB	6	Syringa patula x 'Bloomerang' REBLOOMING DWARF LILAC	36 7/5 GAL	
WFB	5	Weigela florida 'Bokraspin' SONIC BLOOM PINK WEIGELA	36 7/5 GAL	
CFR	28	Calamagrostis acutiflora 'Karl Forster' FEATHER REED GRASS	3 GAL	3'-0" O.C. SPACING
EPA	5	Echinacea purpurea 'Alba' PURPLE CONEFLOWER	1 GAL	2'-0" O.C. SPACING
EPM	5	Echinacea purpurea 'Magnus' WHITE CONEFLOWER	1 GAL	2'-0" O.C. SPACING
GFB	14	Gallardia guapa 'FLOG80014' Flamenco FLAMENCO BICOLOR BLANKET FLOWER	1 GAL	2'-0" O.C. SPACING
HHR	8	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	1 GAL	2'-0" O.C. SPACING
PVC	26	Panicum virgatum 'Cape Breeze' CAPE BREEZE SWITCH GRASS	1 GAL	3'-0" O.C. SPACING
PRS	8	Perovskia atriplicifolia 'Little Spire' LITTLE SPIRE DWARF RUSSIAN SAGE	1 GAL	2'-0" O.C. SPACING
RFS	10	Rudbeckia fulgida 'Speciosa' SHOWY BLACK-EYED SUSAN	1 GAL	2'-0" O.C. SPACING
SNP	18	Salvia nemorosa 'Perpetual' PERPETUAL SALVIA	1 GAL	2'-0" O.C. SPACING

PLANTING NOTES

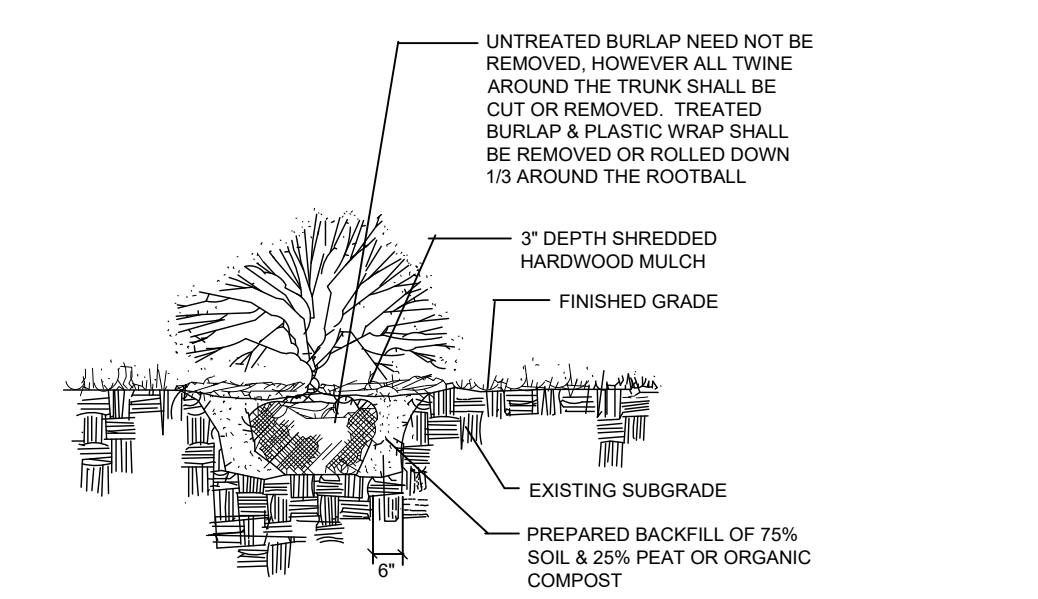
- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL MAKE A SITE VISIT PRIOR TO BIDDING/CONSTRUCTION TO INSPECT THE CURRENT SITE CONDITIONS AND REVIEW PROPOSED PLANTING PLAN AND RELATED WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE FIELD TO THE LANDSCAPE ARCHITECT AND/OR OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION CAN BE LOCATED BY CALLING J.U.L.I.E. AT 811. FOR REGIONAL LOCATING, CONTACT "DIGGERS HOTLINE". ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND COST OF ALL NECESSARY BUILDING PERMITS AND CODE VERIFICATIONS. SUBMIT COPIES OF ALL DOCUMENTS TO OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL GRADE ENTIRE SITE TO CORRECT SURFACE IRREGULARITIES IN PREPARATION FOR SOI/SEED. ROTO-TIL, DISC, DRAG, HARROW OR HAND RAKE SUB GRADE IN ALL LAWN AREAS AND REMOVE CONSTRUCTION DEBRIS, FOREIGN MATTER OR STONES LARGER THAN 2". GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS, FREE FROM DEPRESSIONS OR RIDGES. LEVEL, RAKE AND ROLL AS NECESSARY TO AN EVEN AND TRUE CONDITION AND OBTAIN POSITIVE DRAINAGE IN ALL AREAS. FINISH GRADES SHALL MEET THE APPROVAL OF OWNER PRIOR TO LAWN INSTALLATION.
- ALL DISTURBED AREAS SHOULD BE BROUGHT TO GRADE WITH "TOPSOIL" TO A DEPTH OF 6 INCHES IN AREAS TO BE SEEDDED OR SODDED, AND 12 INCHES FOR ALL INTERIOR (CURBED) LANDSCAPE ISLANDS. ALL LAWN AREAS ARE TO BE FINISHED WITH MULCH, STRAW MULCH, SEED, SOD, ETC. OR AS NOTED. ALL LAWN AREAS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. (SEE SEED/SOD NOTES FOR ACCEPTANCE DETAILS).
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE; HOWEVER, THE CONTRACTOR SHOULD VERIFY ALL QUANTITIES. THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE LISTS.
- PLANTINGS MAY NEED TO BE ADJUSTED IN THE FIELD TO ACCOMMODATE UTILITIES, EASEMENTS, DRAINAGE WAYS, DOWNSPOUTS, ETC.; HOWEVER, QUANTITIES AND SIZES SHALL REMAIN CONSISTENT WITH THESE PLANS.
- SIZE & GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALLED AND BURLAP OR CONTAINER GROWN.
- ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. MATERIAL SHORTAGES IN THE LANDSCAPE INDUSTRY MAY REQUIRE SUBSTITUTIONS. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- ANY PLANT MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUN SCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED BY LANDSCAPE ARCHITECT AND/OR OWNER. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED FOR IN THE PLANT LIST AS MULTI-STEM OR CLUMP.
- UPON INSPECTION AND ACCEPTANCE OF ALL LANDSCAPE ITEMS BY LANDSCAPE ARCHITECT AND/OR OWNER THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A PERIOD OF THIRTY (30) DAYS. FOR ALL PLANT MATERIAL, TO INCLUDE: WATERING, CULTIVATING, WEEDING, PRUNING, MULCHING AND SPRAYING AS NECESSARY TO KEEP PLANTS FREE OF INSECTS AND IN A HEALTHY, VIGOROUS CONDITION UNTIL RESPONSIBILITY IS TRANSFERRED TO THE OWNER (SEE BELOW).
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. AFTER THE FIRST THIRTY (30) DAYS, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES AS DESCRIBED (SEE ABOVE). CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE END OF ONE (1) YEAR GUARANTEE PERIOD. CONTRACTOR SHALL NOTIFY IMMEDIATELY, IN WRITING, ANY CONCERNS RELATED TO MAINTENANCE PRACTICES.
- ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED CONTINUOUSLY WITH 3" DEPTH SHREDDED HARDWOOD MULCH. SEE PLANTING DETAILS. ALL DECIDUOUS TREES (SHADE / ORNAMENTAL) THAT ARE NOT LOCATED IN A PLANTING BED SHALL BE MULCHED WITH A 3'-0" DIAMETER CIRCLE. EVERGREEN TREES SHALL BE MULCHED TO OUTER-MOST BRANCHES AT THE TIME OF INSTALLATION.
- PLANTING EDGE DELINEATION AT ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A MINIMUM 4" DEPTH "VEE" SHAPED CULTIVATED, SPADED EDGE WITH A VERTICAL FACE ABUTTING ALL LAWN AREAS AND SLOPED TO INSIDE OF PLANT BED CONTINUOUSLY BETWEEN LAWN AND MULCHED AREAS AS INDICATED ON PLAN.
- CONTRACTOR TO SEED ALL DISTURBED LAWN AREAS. SEEDING LAWN TO BE A COMBINATION OF BLUEGRASS, PERENNIAL RYE AND RED FESCUE WITH THE SUGGESTED FOLLOWING ANALYSIS BY WEIGHT: 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE, 20% SCALDIS HARD FESCUE, AND 10% PERENNIAL RYEGRASS. SEED TO BE APPLIED AT A RATE OF 4 LBS. PER 1,000 S.F.. ALL SEEDING LAWN AREAS SHALL BE COVERED WITH STRAW MULCH OR EROSION CONTROL NETTING, CONSISTING OF HAND OR MACHINE APPLICATION AT A RATE OF 2 TON PER ACRE. MULCH SHALL BE COMPACT ENOUGH TO REDUCE EROSION OF SEED AND TOPSOIL BUT LOOSE ENOUGH TO ALLOW AIR TO CIRCULATE. INSTALL PER METHOD 1, SECTION 291, OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL SEEDED TURF AREAS SHALL BE FERTILIZED AT INSTALLATION WITH 6-20-20 ANALYSIS, AT A RATE OF 6 LBS. PER 1,000 S.F.. A SECOND APPLICATION OF 21-7-14 TO BE APPLIED AT RATE OF 6 LBS. PER 1,000 S.F. AFTER THE FIRST CUTTING. ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SEEDED AREAS.
- ACCEPTANCE OF GRADING AND SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF SIXTY (60) DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RE-SEEDING (WASH-OFFS) AND OTHER OPERATIONS NECESSARY TO KEEP LAWN IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE OR DEAD SPOTS, NONE OF WHICH ARE LARGER THAN ONE (1) SQUARE FOOT AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL LAWN AREA.



BED PLANTING DETAIL
(GROUNDCOVER, PERENNIALS & ANNUALS) NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

Memorandum



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: June 5, 2026
Re: **Ordinance Amending Chapter 50 of the Code of Ordinances to Regulate Alternative Vehicles**

Following Council's discussion at the May 12 work session, legal counsel made additional revisions to the proposed amendments to Chapter 50. This memo summarizes the changes from the version presented at the May 12 meeting. The full mark-up and a clean copy of the revised text are enclosed.

Section 50-94 has been restructured to clarify that its helmet requirements apply specifically to persons under the age of 17. Helmet requirements for adult riders of alternative vehicles, which were addressed in a separate subsection of Section 50-98 in the prior version, have been consolidated here.

The electric scooter definition has been simplified. The prior version specified a maximum motor power of 250 watts and a maximum speed of 12 miles per hour. Those technical limits have been removed, and the definition now describes any two- or three-wheeled standing device equipped with an electric motor.

Motorized play vehicles (low-speed battery-powered ride-on toys designed for young children) have been incorporated into the Electric MTD definition rather than listed as a separate vehicle category.

Based on Council discussion, the permitted use table has been updated. Bicycles are now prohibited on sidewalks within the high-pedestrian business district, consistent with the existing subsection on riding bicycles on sidewalks. Motorized alternative vehicles are now permitted on sidewalks and in city parks. Non-motorized alternative vehicles, electric MTDs, and motorized play vehicles are now permitted on residential streets.

A new distracted riding provision has been added prohibiting operators of any alternative vehicle from using electronic devices, including texting, phone calls, data retrieval, and video, while operating their vehicle. Hands-free use is permitted.

Summary of Regulations

Vehicle type	Restricted corridors ¹	Residential streets	Sidewalks	High-pedestrian district sidewalks ²	City parks	Deer Creek Greenway	Private property
Bicycle	✓	✓	✓	✗	✓	✓	✓
E-bike, Class 1 & 2	✓	✓	✓	✗	✓	✓	✓
E-bike, Class 3 - 16+ required	✓	✓	✗	✗	✗	✗	✓
Electric scooter	✗	✓	✓	✗	✓	✓	✓
Motorized alternative vehicle	✗	✓	✓	✗	✓	✓	✓
Gas/electric mini-bike, go-kart - Prohibited on all public ways	✗	✗	✗	✗	✗	✗	✓
Non-motorized alt. vehicle - Skateboards, roller skates, kick scooters	✗	✓	✓	✗	✓	✓	✓
Electric MTD - skateboards, one-wheel devices	✗	✓	✓	✗	✓	✓	✓
Motorized play vehicle - Battery-powered ride-on toys	✗	✓	✓	✗	✓	✓	✓
Hoverboard - Prohibited on all public ways	✗	✗	✗	✗	✗	✗	✓
EPAMD/Segway-type devices	✗	✗	✓	✗	✓	✓	✓
ATV/UTV ³	✗	✗	✗	✗	✗	✗	✓

¹ Restricted corridors: Big Bend Boulevard, Hanley Road, and Manchester Road between Big Bend Boulevard and Hanley Road. Bicycles and e-bikes of all classes may be operated on restricted corridors as roadway users, not on restricted corridor sidewalks.

² High-pedestrian business districts: Manchester Road between Big Bend Boulevard and the St. Louis city boundary; Sutton Avenue between Manchester Road and Greenwood Avenue.

³ Government-owned vehicles operated for official purposes excepted.

Chapter 50 TRAFFIC AND MOTOR VEHICLES

ARTICLE III. ADDITIONAL TRAFFIC REGULATIONS

Sec. 50-94. Helmet required for users under age 17 of bicycles and certain other devices.

- (a) ~~The regulations in this section apply to p~~Persons under the age of 17 operating or riding upon bicycles, electric bicycles, inline skates, roller skates, ~~or~~ skateboards, scooters, and motorized alternative vehicles, as all such terms are defined in Section 50-98, when such devices are operated upon any publicly-owned and maintained highway, road~~way~~, alley~~way~~, sidewalk, trail or ~~upon any~~ path available for the use of such devices. ~~The provisions of this section regarding helmet requirements for bicycles, electric bicycles, and scooters are superseded by Section 50-98 of this chapter, which governs helmet requirements and all related obligations for all alternative vehicles as defined therein. The bicycle passenger safety provisions of subsections (d) and (f) of this section shall continue to apply to all bicycles and electric bicycles.~~
- (b) ~~The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning. The definitions of Bicycle and Scooter set forth below apply solely for purposes of the bicycle passenger safety provisions in subsections (d) and (f) of this section. For all other purposes, including helmet requirements, the definitions in Section 50-98 govern.~~

~~*Bicycle* means a vehicle with two wheels tandem, handlebars for steering, a saddle seat, and pedals by which it is propelled.~~

Helmet means a piece of headgear which meets or exceeds the impact standard for protective bicycle helmets set by the U.S. Consumer Products Safety Commission federal safety standards, those developed by the American National Standards Institute (ANSI), the Snell Memorial Foundation, or the American Society of Testing and Materials (ASTM). [See Section 50-98(n)(4) for equivalent standard applicable to all alternative vehicles.]

~~*Scooter* means a device that typically has one front and one rear wheel with a low footboard between, is steered by a handlebar, and is propelled either by pushing one foot against the ground while resting the other foot on the footboard or by a motor. A scooter may have more than two wheels.~~

~~(c) Helmet requirements for persons under the age of 17 years operating or riding as a passenger on a bicycle, electric bicycle, or scooter, or using inline skates, roller skates, or a skateboard are governed by Section 50-98(n) of this chapter.~~

(~~c~~) No person operating a bicycle, electric bicycle or motorized alternative vehicle shall allow anyone under the age of 17 years to ride as a passenger unless the passenger is wearing a bicycle helmet; or else is in an enclosed trailer or other device which meets or exceeds current nationally recognized standards of design and manufacture for the protection of the passenger's head from impacts in an accident without the need for a helmet.

(~~d~~) Parental responsibility for permitting a person under the age of 17 years to operate or ride as a passenger on a bicycle, electric bicycle, inline skates, roller skates, skateboards, scooters, or motorized alternative vehicles ~~or scooter~~ without a helmet is governed by Section 50-98(p) of this chapter.

-
- (ef) No person operating a bicycle or electric bicycle shall allow anyone who is either four years old or younger or weighing 40 pounds or less, to ride as a passenger on the bicycle or electric bicycle other than in a seat, which shall adequately retain the passenger in place, and protect the passenger from the bicycle's moving parts.
 - (fg) Any operator of or passenger on equipment described in this section found to be in violation of this section may be issued an equipment violation notice as prescribed on a Missouri Uniform Complaint and Summons. The person responsible for payment of the violation may have the violation dismissed, if the person submits a receipt for a proof of purchase of a bicycle helmet along with the helmet, to the city police department within five calendar days of the date of the violation notice.
 - (gh) Fines assessed to juvenile violators (under the age of 17 years) will be the legal responsibility of the violator's parent, custodian or legal guardian; therefore, any summons issued as a result of a violation committed by such a juvenile shall be issued to said violator's parent, custodian or legal guardian.
 - (hi) This section shall not apply to bicycles, inline skates, roller skates ~~or~~, skateboards, scooters or motorized alternative vehicles operated on private residential property. ~~Alternative vehicles regulated under Section 50-98 are subject to the private property exemption set forth in that section.~~

Sec. 50-98. Alternative Vehicles.

(a) **Definitions.** As used in this section, the following terms shall mean:

All-terrain vehicle means any motorized vehicle manufactured and used exclusively for off-highway use which is fifty inches or less in width, with an unladen dry weight of one thousand five hundred pounds or less, traveling on three or more low-pressure or non-pneumatic tires, with a seat designed to be straddled by the operator, and handlebars for steering control, as defined in Section 301.010, RSMo.

Alternative vehicle includes bicycles, electric bicycles, electric micromobility transportation devices, electric personal assistive mobility devices, electric scooters, hoverboards, motorized alternative vehicles, and non-motorized alternative vehicles.

Bicycle means every vehicle propelled solely by human power upon which any person may ride, having two tandem wheels, or two parallel wheels and one or two forward or rear wheels, all of which are more than 14 inches in diameter, except scooters and similar devices.

Deer Creek Greenway means the paved shared-use path running adjacent to Deer Creek within the corporate limits of the City of Maplewood.

Electric bicycle, or electrically assisted pedal cycle, or electrically powered assisted cycle, means a bicycle with an integrated electric motor used to assist propulsion, in one of the following three classes:

- (1) *Class 1:* Pedal assisted, no assistance without pedaling with a maximum speed of 20 mph
- (2) *Class 2 :* Throttle assisted, can be ridden without pedaling, maximum speed of 20 mph
- (3) *Class 3:* Pedal assisted/optional throttle, no assistance without pedaling, maximum speed of 28 mph. Must be sixteen (16) years of age or older to operate, consistent with RSMo 307.194.

Electric micromobility transportation device or *Electric MTD* means a small, lightweight, electric-powered transportation device designed for short-distance travel, including electric skateboards and one-wheel self-balancing electric skateboards, ~~electric bicycles, electric scooters,~~ and hoverboards. The term also includes motorized play vehicles, meaning low-speed battery-powered ride-on vehicles designed primarily as toys for young children.

Electric personal assistive mobility device or *EPAMD* means a self-balancing, two non-tandem wheeled device designed to transport only one person, with an electric propulsion system with an average power of 750 watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such propulsion system while ridden by an operator who weighs 170 pounds, is less than 20 miles per hour, commonly known as a "Segway."

Electric scooter means any two- or three-wheeled device upon which the rider typically stands on a low footboard, equipped with an electric motor ~~with a power output of not more than 250 watts and is capable of propelling the device at a maximum speed of not more than 12 miles per hour on level ground.~~

High-pedestrian business district shall include the following areas:

(1) Manchester Road between Big Bend Boulevard and the City of St. Louis corporate boundary (approximately the 7100 through 7400 blocks of Manchester Road); ~~and~~

(2) Sutton Avenue between Manchester Road and Greenwood Avenue.

Hoverboard means a self-balancing, two-wheeled, battery-powered personal transportation device that the rider stands upon and controls by shifting body weight, also known as a self-balancing scooter or self-balancing board.

Motor vehicle means a mechanical device on wheels designed primarily for use on public rights-of-way and required by Missouri law to be licensed, but not including any motorized alternative vehicle or electric personal assistive mobility device as defined in this section.

Motorized alternative vehicle means a coaster, play vehicle, scooter, or similar vehicle, including mini-motorcycles, pocket bikes, motorized go-karts, and motorized minibikes, having an electric motor or a gas engine with a cylinder capacity of not more than 50 cubic centimeters, which produces less than three gross brake horsepower and is capable of propelling the device at a minimum speed of five miles per hour. This term does not include motorized wheelchairs or other similar motorized devices designed for and primarily used by persons with physical disabilities.

Non-motorized alternative vehicle means any device or mechanism with wheels designed for transportation or recreation that is not a motor vehicle or motorized alternative vehicle, including roller skates, roller blades, skateboards, and kick scooters, or any similar non-motorized devices, but not including bicycles.

Public right-of-way means a road, street, or highway designed primarily for the use of motor vehicles, excluding sidewalks and shared-use paths.

Residential street means any public street within the city that is not a restricted corridor as defined in this section.

Restricted corridor means any of the following:

-
- (1) Big Bend Boulevard (entire length within the city);
 - (2) Hanley Road (entire length within the city); or
 - (3) Manchester Road between Big Bend Boulevard and Hanley Road.

Roadway means the portion of a street or highway ordinarily used for vehicular travel, exclusive of the berm or shoulder.

Shared-use path means any paved or unpaved path, trail, or greenway designed for joint use by pedestrians and non-motorized or lower-speed alternative motor vehicles, including the Deer Creek Greenway.

Sidewalk means any sidewalk, paved or unpaved, designed primarily for use by pedestrians, other than a shared-use path.

Utility task vehicle means a motorized vehicle designed for off-road use, with side-by-side seating, a steering wheel, and a roll cage or overhead protective structure, that is not a golf cart or low-speed vehicle as defined in Section 50-97.

(b) Rights and duties of bicycle and electric bicycle riders. Every person riding a bicycle or electric bicycle upon a street shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle as provided by Chapter 304, RSMo., and this Title, except as to special regulations in this Chapter, and except as to those provisions of Chapter 304, RSMo., and this Title, which by their nature can have no application.

(c) Riding to right – required for bicycles and electric bicycles. Every person operating a bicycle or electric bicycle ~~at less than the posted speed or~~ slower than the flow of traffic upon a street shall ride as near to the right side of the roadway as safe, exercising due care when passing a standing vehicle or one proceeding in the same direction, except when making a left turn, when avoiding hazardous conditions, when the lane is too narrow to share with another vehicle, or when on a one-way street. Bicyclists may ride two abreast when not impeding other vehicles.

(d) Bicycle to operate on the shoulder adjacent to roadway, when. A person operating a bicycle or electric bicycle ~~at less than the posted speed or~~ slower than the flow of traffic upon a street or highway may operate as described in subsection (c) of this Section or may operate on the shoulder adjacent to the roadway. A bicycle or electric bicycle operated on a roadway, or the shoulder adjacent to a roadway, shall be operated in the same direction as vehicles are required to be driven upon the roadway.

(e) Bicycle required to give hand or mechanical signals. The operator of a bicycle or electric bicycle shall signal as required in Section 304.019 RSMo, except that a signal by the hand and arm need not be given continuously if the hand is needed to control or operate the bicycle.

(f) Electric bicycles – rights and privileges; label, requirements, modifications; safety standards authorized to ride, where, exceptions; class 3 electric bicycles, special provisions.

- (1) Except as otherwise provided in this section, every person riding an electric bicycle shall be granted all of the rights and shall be subject to all of the duties applicable to the operator of a bicycle. An electric bicycle shall be considered a vehicle to the same extent as a bicycle.

(2) An electric bicycle or person operating an electric bicycle is not subject to provisions of law applicable to motor vehicles, all-terrain vehicles, off-road vehicles, off-highway vehicles, motor vehicle rentals, motor vehicle dealers or franchises, or motorcycle dealers or franchises, including vehicle registration, certificates of title, driver's licenses, and financial responsibility requirements.

(3) Manufacturers and distributors of electric bicycles shall apply a permanent label to each electric bicycle in a prominent location containing the classification number, top assisted speed, and motor wattage of the electric bicycle, consistent with state law. No person shall tamper with or modify an electric bicycle so as to change the motor-powered speed capability or engagement of an electric bicycle without replacing the label with a new label indicating the new classification.

(4) An electric bicycle shall comply with the equipment and manufacturing requirements for bicycles adopted by the United States Consumer Product Safety Commission under 16 CFR 1512.

(5) An electric bicycle shall operate in a manner so that the electric motor disengages or ceases to function when the rider stops pedaling or when the brakes are applied.

(6) An electric bicycle may be ridden where bicycles are permitted to travel, subject to the following provisions:

a. Class 1 and Class 2 electric bicycles may be ridden on bicycle or multi-use paths where bicycles are permitted, including the Deer Creek Greenway.

b. Class 1 and Class 2 electric bicycles may be ridden on sidewalks, however they may not be used on any sidewalk within the high-pedestrian business district as defined herein.

c. Class 3 electric bicycles may not be operated on any sidewalk or shared-use path within the city.

d. Following notice and a public hearing, the City may prohibit the operation of Class 1 and/or Class 2 electric bicycles on sidewalks and/or shared use paths within the City if it finds that such restriction is needed for safety reasons or compliance with other laws or legal obligations.

e. The provisions of this subsection shall not apply to a trail that is specifically designated as non-motorized.

(7) The use of Class 3 electric bicycles shall be subject to the following provisions:

a. All Class 3 electric bicycles shall be equipped with a speedometer capable of displaying the speed the electric bicycle is traveling in miles per hour.

b. No person under the age of 16 may operate a Class 3 electric bicycle. A person under the age of 16 may ride as a passenger on a Class 3 electric bicycle that is designed to accommodate passengers.

(g) Motorized alternative vehicles, electric MTDs, EPAMDs, non-motorized alternative vehicles – regulations.

(1) The permitted and prohibited operation of the various types of alternative vehicles is set forth in this chapter and in Table 1 as appended hereto and incorporated herein by reference.

~~(2) No person shall operate any motorized alternative vehicle on any highways, streets, or roads within the city without a valid driver's license to operate a motor vehicle.~~

~~(3) No person shall operate any non-motorized alternative vehicle on any highways, streets, or roads within the city.~~

~~(4)~~ No person shall operate or use an electric MTD, EPAMD, motorized alternative vehicle or non-motorized alternative vehicle on any restricted corridor or in the high pedestrian business district, except while crossing a street at a crosswalk, and when so crossing such person shall be subject to all laws applicable to pedestrians. Bicycles and electric bicycles may be operated on any restricted corridor as roadway users subject to all other provisions of this Section and applicable state law.

~~(35)~~ Bicycles, Class I and Class II electric bicycles, electric MTDs, EPAMDs, electric scooters and non-motorized alternative vehicles may be operated on paved sidewalks, city parks, and shared use paths within the city, except on any paved sidewalks in the high pedestrian business district.

~~(46)~~ A person may operate or use bicycles, electric bicycles, electric MTDs, EPAMDs, and non-motorized alternative vehicles on private property with the permission of the owner.

~~(57)~~ Any person who shall use, operate, or permit to be used or operated any bicycle, electric bicycle, electric MTD, EPAMD, electric scooter, or non-motorized alternative vehicle shall do so in a careful and prudent manner and not in a manner so as to cause or be likely to cause danger to any person or property.

~~(68)~~ Any person operating a bicycle or electric bicycle on any public right-of-way is granted all the rights and is subject to all the laws applicable to the driver of a motor vehicle, except as otherwise provided in this Chapter and except further as to any laws which by their nature can have no application.

~~(79)~~ Notwithstanding the above, gas and electric powered minibikes, gas-powered and motorized mini-motorcycles, motorized pocket bikes, and gas and electric go-karts shall not be operated on the roads, highways, streets, sidewalks, shared-use paths, multi-use trails, or in any city parks. Such vehicles are permitted on private property only.

~~(810)~~ Notwithstanding the above, hoverboards shall not be operated on the roads, highways, streets, sidewalks, shared use paths, multi-use trails, or in any city parks. Such vehicles are permitted on private property only.

~~(h) **Electric scooters — operated where.** No person shall operate an electric scooter on any street, road, or highway within the city without a valid driver's license. Electric scooters may be operated on sidewalks, shared use paths, and the Deer Creek Greenway, subject to the restrictions on high pedestrian business districts set forth in subsection (g) above.~~

~~(i) **Riding bicycle on sidewalks – limitations – motorized bicycles prohibited.** No person shall ride a bicycle upon a sidewalk within the high pedestrian business district. Whenever any person is riding a bicycle upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and~~

passing such pedestrian. No person shall ride a motorized bicycle, moped, gas powered mini-bike or gas-powered go-kart upon a sidewalk.

(j) Deer Creek Greenway -- permitted uses. All persons operating any alternative vehicle on the Deer Creek Greenway shall yield the right-of-way to pedestrians, operate at a speed that is safe and reasonable for conditions, and give an audible signal before overtaking and passing a pedestrian. The following alternative vehicles are permitted on the Deer Creek Greenway: bicycles, Class 1 and Class 2 electric bicycles, non-motorized alternative vehicles, EPAMDs, electric scooters, and motorized play vehicles. The following alternative vehicles are not permitted on the Deer Creek Greenway: Class 3 electric bicycles, electric MTDs other than those expressly permitted above, hoverboards, motorized alternative vehicles, gas-powered minibikes, and gas-powered or electric go-karts.

(j) All-terrain vehicles and utility task vehicles.

(1) No person shall operate an all-terrain vehicle or utility task vehicle on any public street, road, highway, sidewalk, shared use path, multi-use trail, or in any city park within the city.

(2) The prohibition in subsection (1) shall not apply to all-terrain vehicles or utility task vehicles owned by a governmental entity and operated for official governmental purposes.

(3) The parental responsibility provisions of subsection (m) and the impoundment provisions of subsection (n)(4) shall apply to any person under the age of 17 years operating an all-terrain vehicle or utility task vehicle in violation of this subsection.

(k) Equipment requirements.

(1) Every bicycle and electric bicycle shall be equipped with brakes capable of stopping the vehicle within 25 feet from a speed of 10 miles per hour on dry, level, clean pavement.

(2) Every bicycle and electric bicycle when in use on a public street during the period from one-half hour after sunset to one-half hour before sunrise shall be equipped with:

- a. A front-facing lamp on the front or carried by the rider that emits a white light visible at night under normal atmospheric conditions at 500 feet on a straight, level, unlighted roadway;
- b. A rear-facing red reflector with at least two square inches of reflective surface area, or a rear-facing red lamp which shall be visible at night under normal atmospheric conditions on a straight, level, unlighted roadway when viewed by a vehicle driver under the lower beams of vehicle headlights at 600 feet;
- c. Reflective material and/or lights on any part of the bicyclist's pedals, crank arms, shoes, or lower leg, visible from the front and rear at night under normal atmospheric conditions on a straight, level, unlighted roadway when viewed by a vehicle driver under the lawful lower beams of vehicle headlights at 200 feet; and
- d. Reflective material and/or lights visible on each side of the bicycle or bicyclist and visible at night under normal atmospheric conditions on a straight, level, unlighted roadway

when viewed by a vehicle driver under the lawful lower beams of vehicle headlights at 300 feet. The provisions of this subsection shall not apply to motorized bicycles which comply with National Highway Traffic and Safety Administration regulations relating to reflectors on motorized bicycles.

(3) No person shall operate a moped or gas-powered scooter on any highways, streets or roads in the city unless it is equipped in accordance with the minimum requirements for construction and equipment of MOPEDs, Regulation VESC-17, approved July 1977, as promulgated by the Vehicle Equipment Safety Commission.

~~(m) **Distracted Riding** **Helmet requirements.**~~

~~(1) Persons operating a bicycle, electric bicycle, inline skates, roller skates, skateboard, scooter, electric scooter, electric MTD or motorized alternative vehicle shall remain attentive to their surroundings, including the traffic and pedestrians in their proximity. Persons operating such vehicles shall not do so in a distracted manner.~~

~~(2) No person operating a bicycle, electric bicycle, inline skates, roller skates, skateboard, electric skateboard, powered one-wheeled skateboard, scooter, electric scooter, electric MTD or motorized alternative vehicle shall:~~

- ~~a) Write, send, or read any text-based communication, including but not limited to a text message, instant message, email, or social media interaction on an electronic communication device. This subdivision shall not apply to operators of bicycle, electric bicycle, inline skates, roller skates, skateboard, electric skateboard, powered one-wheeled skateboard, scooter, electric scooter, electric MTD or motorized alternative vehicle using a voice-operated or hands-free feature or function that converts the message to be sent as a message in a written form, provided that the operator does not divert his or her attention from lawful operation of the vehicle;~~
- ~~b) Make any communication on an electronic communication device, including a phone call, voice message, or one-way voice communication; provided however, that this prohibition shall not apply to use of a voice-operated or hands-free feature or function;~~
- ~~c) Engage in any form of electronic data retrieval or electronic data communication on an electronic communication device;~~
- ~~d) Manually enter letters, numbers, or symbols into any website, search engine, or application on an electronic communication device; or~~
- ~~e) Watch a video or movie on an electronic communication device, other than watching data related to the navigation of the vehicle.~~

~~(1) Every person operating or riding as a passenger on any alternative vehicle shall wear protective headgear that properly fits and is fastened securely upon the head of the operator or passenger.~~

~~(2) It shall be unlawful for any parent or guardian to permit a child under the age of 17 years to operate or be a passenger on any alternative vehicle unless the child shall wear a properly fitted and securely fastened helmet.~~

~~(3) The helmet or headgear required under this subsection shall meet or exceed the impact standards for protective bicycle helmets established by the United States Consumer Product Safety Commission, the~~

~~American National Standards Institute, the Snell Memorial Foundation, or the American Society of Testing and Materials.~~

~~(4) This subsection shall not apply to alternative vehicles operated entirely on private property.~~

~~(5) Any operator found in violation of this subsection may be issued an equipment violation notice. The violation may be dismissed if the person provides a receipt for the purchase of a compliant helmet to the police department within five calendar days of the date of the violation notice.~~

(m) Parental responsibility.

(1) It shall be unlawful for any parent or guardian to knowingly permit or allow a child under the age of 17 years to operate any alternative vehicle in violation of this section.

(2) Any police officer finding a child under the age of 17 years violating any provision of this section may issue a written citation to the parent or guardian of such child, giving notice of the violation and advising of the parent's or guardian's responsibilities under this section. A record of any such citation shall be maintained by the police department.

(3) Written notice issued pursuant to this subsection shall be prima facie evidence of a presumption of knowledge on the part of the parent or guardian of the child's propensity to operate or use an alternative vehicle in violation of this section.

(n) Enforcement and penalties.

(1) Enforcement of this section shall prioritize education and voluntary compliance. Police officers are encouraged to utilize written warnings, informational materials, and referral to city resources as primary tools before issuing citations, consistent with the city's community-oriented policing approach.

(2) Any person 17 years of age or older who violates any provision of this section is guilty of an ordinance violation and, upon conviction, shall be punished as provided in Section 1-11 of the Code of Ordinances.

(3) Any person violating this section who is not subject to the jurisdiction of the Maplewood Municipal Court by reason of age may be referred to the St. Louis County Juvenile Court.

(4) If any person under the age of 17 violates any provision of this section in the presence of a police officer, the officer may impound the alternative vehicle involved for a period not to exceed five days upon issuance of a receipt to the child or to the vehicle's owner.

Table 1

In accordance with this Section 50-98, the use of various alternative vehicles on the streets, sidewalks, parks, shared use paths of the city shall be permitted (✓) and prohibited (X) as set forth in Table 1 as follows:

Vehicle type	Restricted corridors ¹	Residential streets	Sidewalks	High-pedestrian district sidewalks ²	City parks	Deer Creek Greenway	Private property
Bicycle	✓	✓	✓	X	✓	✓	✓
E-bike, Class 1 & 2	✓	✓	✓	X	✓	✓	✓
E-bike, Class 3 - 16+ required	✓	✓	X	X	X	X	✓
Electric scooter Driver's license for street	X	✓	✓	X	✓	✓	✓
Motorized alternative vehicle Driver's license required	X	✓	X	X	X	X	✓
Gas/electric mini-bike, go-kart - Prohibited on all public ways	X	X	X	X	X	X	✓
Non-motorized alt. vehicle - Skateboards, roller skates, kick scooters	X	X	✓	X	✓	✓	✓
Electric MTD - skateboards, one-wheel devices	X	X	✓	X	✓	✓	✓
Motorized play vehicle - Battery-powered ride-on toys	X	X	✓	X	✓	✓	✓
Hoverboard - Prohibited on all public ways	X	X	X	X	X	X	✓
EPAMD/Segway-type devices	X	X	✓	X	✓	✓	✓
ATV/UTV ³	X	X	X	X	X	X	✓

¹ Restricted corridors: Big Bend Boulevard, Hanley Road, and Manchester Road between Big Bend Boulevard and Hanley Road. Bicycles and e-bikes of all classes may be operated on restricted corridors as roadway users, not on restricted corridor sidewalks.

² High-pedestrian business districts: Manchester Road between Big Bend Boulevard and the St. Louis city boundary; Sutton Avenue between Manchester Road and Greenwood Avenue.

³ Government-owned vehicles operated for official purposes excepted.

Chapter 50 TRAFFIC AND MOTOR VEHICLES

ARTICLE III. ADDITIONAL TRAFFIC REGULATIONS

Sec. 50-94. Helmet required for users under age 17 of bicycles and certain other devices.

- (a) Persons under the age of 17 operating or riding upon bicycles, electric bicycles, inline skates, roller skates, skateboards, scooters, and motorized alternative vehicles, as all such terms are defined in Section 50-98, when such devices are operated upon any publicly-owned and maintained highway, road, alley, sidewalk, trail or path available for the use of such devices.
- (b) *Helmet* means a piece of headgear which meets or exceeds the impact standard for protective bicycle helmets set by the U.S. Consumer Products Safety Commission federal safety standards, those developed by the American National Standards Institute (ANSI), the Snell Memorial Foundation, or the American Society of Testing and Materials (ASTM). [See Section 50-98(n)(4) for equivalent standard applicable to all alternative vehicles.]
- (c) No person operating a bicycle, electric bicycle or motorized alternative vehicle shall allow anyone under the age of 17 years to ride as a passenger unless the passenger is wearing a bicycle helmet; or else is in an enclosed trailer or other device which meets or exceeds current nationally recognized standards of design and manufacture for the protection of the passenger's head from impacts in an accident without the need for a helmet.
- (d) Parental responsibility for permitting a person under the age of 17 years to operate or ride as a passenger on a bicycle, electric bicycle, inline skates, roller skates, skateboards, scooters, or motorized alternative vehicles without a helmet is governed by Section 50-98(p) of this chapter.
- (e) No person operating a bicycle or electric bicycle shall allow anyone who is either four years old or younger or weighing 40 pounds or less, to ride as a passenger on the bicycle or electric bicycle other than in a seat, which shall adequately retain the passenger in place, and protect the passenger from the bicycle's moving parts.
- (f) Any operator of or passenger on equipment described in this section found to be in violation of this section may be issued an equipment violation notice as prescribed on a Missouri Uniform Complaint and Summons. The person responsible for payment of the violation may have the violation dismissed, if the person submits a receipt for a proof of purchase of a bicycle helmet along with the helmet, to the city police department within five calendar days of the date of the violation notice.
- (g) Fines assessed to juvenile violators (under the age of 17 years) will be the legal responsibility of the violator's parent, custodian or legal guardian; therefore, any summons issued as a result of a violation committed by such a juvenile shall be issued to said violator's parent, custodian or legal guardian.
- (h) This section shall not apply to bicycles, inline skates, roller skates, skateboards, scooters or motorized alternative vehicles operated on private residential property.

Sec. 50-98. Alternative Vehicles.

(a) Definitions. As used in this section, the following terms shall mean:

All-terrain vehicle means any motorized vehicle manufactured and used exclusively for off-highway use which is fifty inches or less in width, with an unladen dry weight of one thousand five hundred pounds or less, traveling on three or more low-pressure or non-pneumatic tires, with a seat designed to be straddled by the operator, and handlebars for steering control, as defined in Section 301.010, RSMo.

Alternative vehicle includes bicycles, electric bicycles, electric micromobility transportation devices, electric personal assistive mobility devices, electric scooters, hoverboards, motorized alternative vehicles, and non-motorized alternative vehicles.

Bicycle means every vehicle propelled solely by human power upon which any person may ride, having two tandem wheels, or two parallel wheels and one or two forward or rear wheels, all of which are more than 14 inches in diameter, except scooters and similar devices.

Deer Creek Greenway means the paved shared-use path running adjacent to Deer Creek within the corporate limits of the City of Maplewood.

Electric bicycle, or electrically assisted pedal cycle, or electrically powered assisted cycle, means a bicycle with an integrated electric motor used to assist propulsion, in one of the following three classes:

- (1) *Class 1*: Pedal assisted, no assistance without pedaling with a maximum speed of 20 mph
- (2) *Class 2*: Throttle assisted, can be ridden without pedaling, maximum speed of 20 mph
- (3) *Class 3*: Pedal assisted/optional throttle, no assistance without pedaling, maximum speed of 28 mph. Must be sixteen (16) years of age or older to operate, consistent with RSMo 307.194.

Electric micromobility transportation device or Electric MTD means a small, lightweight, electric-powered transportation device designed for short-distance travel, including electric skateboards and one-wheel self-balancing electric skateboards, and hoverboards. The term also includes motorized play vehicles, meaning low-speed battery-powered ride-on vehicles designed primarily as toys for young children.

Electric personal assistive mobility device or EPAMD means a self-balancing, two non-tandem wheeled device designed to transport only one person, with an electric propulsion system with an average power of 750 watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such propulsion system while ridden by an operator who weighs 170 pounds, is less than 20 miles per hour, commonly known as a "Segway."

Electric scooter means any two- or three-wheeled device upon which the rider typically stands on a low footboard, equipped with an electric motor.

High-pedestrian business district shall include the following areas:

- (1) Manchester Road between Big Bend Boulevard and the City of St. Louis corporate boundary (approximately the 7100 through 7400 blocks of Manchester Road); and
- (2) Sutton Avenue between Manchester Road and Greenwood Avenue.

Hoverboard means a self-balancing, two-wheeled, battery-powered personal transportation device that the rider stands upon and controls by shifting body weight, also known as a self-balancing scooter or self-balancing board.

Motor vehicle means a mechanical device on wheels designed primarily for use on public rights-of-way and required by Missouri law to be licensed, but not including any motorized alternative vehicle or electric personal assistive mobility device as defined in this section.

Motorized alternative vehicle means a coaster, play vehicle, scooter, or similar vehicle, including mini-motorcycles, pocket bikes, motorized go-karts, and motorized minibikes, having an electric motor or a gas engine with a cylinder capacity of not more than 50 cubic centimeters, which produces less than three gross brake horsepower and is capable of propelling the device at a minimum speed of five miles per hour. This term does not include motorized wheelchairs or other similar motorized devices designed for and primarily used by persons with physical disabilities.

Non-motorized alternative vehicle means any device or mechanism with wheels designed for transportation or recreation that is not a motor vehicle or motorized alternative vehicle, including roller skates, roller blades, skateboards, and kick scooters, or any similar non-motorized devices, but not including bicycles.

Public right-of-way means a road, street, or highway designed primarily for the use of motor vehicles, excluding sidewalks and shared-use paths.

Residential street means any public street within the city that is not a restricted corridor as defined in this section.

Restricted corridor means any of the following:

- (1) Big Bend Boulevard (entire length within the city);
- (2) Hanley Road (entire length within the city); or
- (3) Manchester Road between Big Bend Boulevard and Hanley Road.

Roadway means the portion of a street or highway ordinarily used for vehicular travel, exclusive of the berm or shoulder.

Shared-use path means any paved or unpaved path, trail, or greenway designed for joint use by pedestrians and non-motorized or lower-speed alternative motor vehicles, including the Deer Creek Greenway.

Sidewalk means any sidewalk, paved or unpaved, designed primarily for use by pedestrians, other than a shared-use path.

Utility task vehicle means a motorized vehicle designed for off-road use, with side-by-side seating, a steering wheel, and a roll cage or overhead protective structure, that is not a golf cart or low-speed vehicle as defined in Section 50-97.

(b) Rights and duties of bicycle and electric bicycle riders. Every person riding a bicycle or electric bicycle upon a street shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle as provided by Chapter 304, RSMo., and this Title, except as to special regulations in this Chapter, and except as to those provisions of Chapter 304, RSMo., and this Title, which by their nature can have no application.

(c) Riding to right – required for bicycles and electric bicycles. Every person operating a bicycle or electric bicycle slower than the flow of traffic upon a street shall ride as near to the right side of the roadway as safe, exercising due care when passing a standing vehicle or one proceeding in the same direction, except when making a left turn, when avoiding hazardous conditions, when the lane is too narrow to share with another vehicle, or when on a one-way street. Bicyclists may ride two abreast when not impeding other vehicles.

(d) Bicycle to operate on the shoulder adjacent to roadway, when. A person operating a bicycle or electric bicycle slower than the flow of traffic upon a street or highway may operate as described in subsection (c) of this Section or may operate on the shoulder adjacent to the roadway. A bicycle or electric bicycle operated on a roadway, or the shoulder adjacent to a roadway, shall be operated in the same direction as vehicles are required to be driven upon the roadway.

(e) Bicycle required to give hand or mechanical signals. The operator of a bicycle or electric bicycle shall signal as required in Section 304.019 RSMo, except that a signal by the hand and arm need not be given continuously if the hand is needed to control or operate the bicycle.

(f) Electric bicycles – rights and privileges; label, requirements, modifications; safety standards authorized to ride, where, exceptions; class 3 electric bicycles, special provisions.

(1) Except as otherwise provided in this section, every person riding an electric bicycle shall be granted all of the rights and shall be subject to all of the duties applicable to the operator of a bicycle. An electric bicycle shall be considered a vehicle to the same extent as a bicycle.

(2) An electric bicycle or person operating an electric bicycle is not subject to provisions of law applicable to motor vehicles, all-terrain vehicles, off-road vehicles, off-highway vehicles, motor vehicle rentals, motor vehicle dealers or franchises, or motorcycle dealers or franchises, including vehicle registration, certificates of title, driver's licenses, and financial responsibility requirements.

(3) Manufacturers and distributors of electric bicycles shall apply a permanent label to each electric bicycle in a prominent location containing the classification number, top assisted speed, and motor wattage of the electric bicycle, consistent with state law. No person shall tamper with or modify an electric bicycle so as to change the motor-powered speed capability or engagement of an electric bicycle without replacing the label with a new label indicating the new classification.

(4) An electric bicycle shall comply with the equipment and manufacturing requirements for bicycles adopted by the United States Consumer Product Safety Commission under 16 CFR 1512.

(5) An electric bicycle shall operate in a manner so that the electric motor disengages or ceases to function when the rider stops pedaling or when the brakes are applied.

(6) An electric bicycle may be ridden where bicycles are permitted to travel, subject to the following provisions:

a. Class 1 and Class 2 electric bicycles may be ridden on bicycle or multi-use paths where bicycles are permitted, including the Deer Creek Greenway.

b. Class 1 and Class 2 electric bicycles may be ridden on sidewalks, however they may not be used on any sidewalk within the high-pedestrian business district as defined herein.

c. Class 3 electric bicycles may not be operated on any sidewalk or shared-use path within the city.

d. Following notice and a public hearing, the City may prohibit the operation of Class 1 and/or Class 2 electric bicycles on sidewalks and/or shared use paths within the City if it finds that such restriction is needed for safety reasons or compliance with other laws or legal obligations.

e. The provisions of this subsection shall not apply to a trail that is specifically designated as non-motorized.

(7) The use of Class 3 electric bicycles shall be subject to the following provisions:

a. All Class 3 electric bicycles shall be equipped with a speedometer capable of displaying the speed the electric bicycle is traveling in miles per hour.

b. No person under the age of 16 may operate a Class 3 electric bicycle. A person under the age of 16 may ride as a passenger on a Class 3 electric bicycle that is designed to accommodate passengers.

(g) Motorized alternative vehicles, electric MTDs, EPAMDs, non-motorized alternative vehicles – regulations.

(1) The permitted and prohibited operation of the various types of alternative vehicles is set forth in this chapter and in Table 1 as appended hereto and incorporated herein by reference.

(2) No person shall operate or use an electric MTD, EPAMD, motorized alternative vehicle or non-motorized alternative vehicle on any restricted corridor or in the high pedestrian business district, except while crossing a street at a crosswalk, and when so crossing such person shall be subject to all laws applicable to pedestrians. Bicycles and electric bicycles may be operated on any restricted corridor as roadway users subject to all other provisions of this Section and applicable state law.

(3) Bicycles, Class I and Class II electric bicycles, electric MTDs, EPAMDs, electric scooters and non-motorized alternative vehicles may be operated on paved sidewalks, city parks, and shared use paths within the city, except on any paved sidewalks in the high pedestrian business district.

(4) A person may operate or use bicycles, electric bicycles, electric MTDs, EPAMDs, and non-motorized alternative vehicles on private property with the permission of the owner.

(5) Any person who shall use, operate, or permit to be used or operated any bicycle, electric bicycle, electric MTD, EPAMD, electric scooter, or non-motorized alternative vehicle shall do so in a careful and prudent manner and not in a manner so as to cause or be likely to cause danger to any person or property.

(6) Any person operating a bicycle or electric bicycle on any public right-of-way is granted all the rights and is subject to all the laws applicable to the driver of a motor vehicle, except as otherwise provided in this Chapter and except further as to any laws which by their nature can have no application.

(7) Notwithstanding the above, gas and electric powered minibikes, gas-powered and motorized mini-motorcycles, motorized pocket bikes, and gas and electric go-karts shall not be operated on the roads,

highways, streets, sidewalks, shared-use paths, multi-use trails, or in any city parks. Such vehicles are permitted on private property only.

(8) Notwithstanding the above, hoverboards shall not be operated on the roads, highways, streets, sidewalks, shared use paths, multi-use trails, or in any city parks. Such vehicles are permitted on private property only.

(h) Riding bicycle on sidewalks – limitations – motorized bicycles prohibited. No person shall ride a bicycle upon a sidewalk within the high pedestrian business district. Whenever any person is riding a bicycle upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian. No person shall ride a motorized bicycle, moped, gas powered mini-bike or gas-powered go-kart upon a sidewalk.

(i) Deer Creek Greenway -- permitted uses. All persons operating any alternative vehicle on the Deer Creek Greenway shall yield the right-of-way to pedestrians, operate at a speed that is safe and reasonable for conditions, and give an audible signal before overtaking and passing a pedestrian. The following alternative vehicles are permitted on the Deer Creek Greenway: bicycles, Class 1 and Class 2 electric bicycles, non-motorized alternative vehicles, EPAMDs, electric scooters, and motorized play vehicles. The following alternative vehicles are not permitted on the Deer Creek Greenway: Class 3 electric bicycles, electric MTDs other than those expressly permitted above, hoverboards, motorized alternative vehicles, gas-powered minibikes, and gas-powered or electric go-karts.

(j) All-terrain vehicles and utility task vehicles.

(1) No person shall operate an all-terrain vehicle or utility task vehicle on any public street, road, highway, sidewalk, shared use path, multi-use trail, or in any city park within the city.

(2) The prohibition in subsection (1) shall not apply to all-terrain vehicles or utility task vehicles owned by a governmental entity and operated for official governmental purposes.

(3) The parental responsibility provisions of subsection (m) and the impoundment provisions of subsection (n)(4) shall apply to any person under the age of 17 years operating an all-terrain vehicle or utility task vehicle in violation of this subsection.

(k) Equipment requirements.

(1) Every bicycle and electric bicycle shall be equipped with brakes capable of stopping the vehicle within 25 feet from a speed of 10 miles per hour on dry, level, clean pavement.

(2) Every bicycle and electric bicycle when in use on a public street during the period from one-half hour after sunset to one-half hour before sunrise shall be equipped with:

- a. A front-facing lamp on the front or carried by the rider that emits a white light visible at night under normal atmospheric conditions at 500 feet on a straight, level, unlighted roadway;
- b. A rear-facing red reflector with at least two square inches of reflective surface area, or a rear-facing red lamp which shall be visible at night under normal atmospheric conditions

on a straight, level, unlighted roadway when viewed by a vehicle driver under the lower beams of vehicle headlights at 600 feet;

- c. Reflective material and/or lights on any part of the bicyclist's pedals, crank arms, shoes, or lower leg, visible from the front and rear at night under normal atmospheric conditions on a straight, level, unlighted roadway when viewed by a vehicle driver under the lawful lower beams of vehicle headlights at 200 feet; and
- d. Reflective material and/or lights visible on each side of the bicycle or bicyclist and visible at night under normal atmospheric conditions on a straight, level, unlighted roadway when viewed by a vehicle driver under the lawful lower beams of vehicle headlights at 300 feet. The provisions of this subsection shall not apply to motorized bicycles which comply with National Highway Traffic and Safety Administration regulations relating to reflectors on motorized bicycles.

(3) No person shall operate a moped or gas-powered scooter on any highways, streets or roads in the city unless it is equipped in accordance with the minimum requirements for construction and equipment of MOPEDs, Regulation VESC-17, approved July 1977, as promulgated by the Vehicle Equipment Safety Commission.

(I) Distracted Riding

(1) Persons operating a bicycle, electric bicycle, inline skates, roller skates, skateboard, scooter, electric scooter, electric MTD or motorized alternative vehicle shall remain attentive to their surroundings, including the traffic and pedestrians in their proximity. Persons operating such vehicles shall not do so in a distracted manner.

(2) No person operating a bicycle, electric bicycle, inline skates, roller skates, skateboard, electric skateboard, powered one-wheeled skateboard, scooter, electric scooter, electric MTD or motorized alternative vehicle shall:

- a) Write, send, or read any text-based communication, including but not limited to a text message, instant message, email, or social media interaction on an electronic communication device. This subdivision shall not apply to operators of bicycle, electric bicycle, inline skates, roller skates, skateboard, electric skateboard, powered one-wheeled skateboard, scooter, electric scooter, electric MTD or motorized alternative vehicle using a voice-operated or hands-free feature or function that converts the message to be sent as a message in a written form, provided that the operator does not divert his or her attention from lawful operation of the vehicle;
- b) Make any communication on an electronic communication device, including a phone call, voice message, or one-way voice communication; provided however, that this prohibition shall not apply to use of a voice-operated or hands-free feature or function;
- c) Engage in any form of electronic data retrieval or electronic data communication on an electronic communication device;
- d) Manually enter letters, numbers, or symbols into any website, search engine, or application on an electronic communication device; or
- e) Watch a video or movie on an electronic communication device, other than watching data related to the navigation of the vehicle.

(m) Parental responsibility.

(1) It shall be unlawful for any parent or guardian to knowingly permit or allow a child under the age of 17 years to operate any alternative vehicle in violation of this section.

(2) Any police officer finding a child under the age of 17 years violating any provision of this section may issue a written citation to the parent or guardian of such child, giving notice of the violation and advising of the parent's or guardian's responsibilities under this section. A record of any such citation shall be maintained by the police department.

(3) Written notice issued pursuant to this subsection shall be prima facie evidence of a presumption of knowledge on the part of the parent or guardian of the child's propensity to operate or use an alternative vehicle in violation of this section.

(n) Enforcement and penalties.

(1) Enforcement of this section shall prioritize education and voluntary compliance. Police officers are encouraged to utilize written warnings, informational materials, and referral to city resources as primary tools before issuing citations, consistent with the city's community-oriented policing approach.

(2) Any person 17 years of age or older who violates any provision of this section is guilty of an ordinance violation and, upon conviction, shall be punished as provided in Section 1-11 of the Code of Ordinances.

(3) Any person violating this section who is not subject to the jurisdiction of the Maplewood Municipal Court by reason of age may be referred to the St. Louis County Juvenile Court.

(4) If any person under the age of 17 violates any provision of this section in the presence of a police officer, the officer may impound the alternative vehicle involved for a period not to exceed five days upon issuance of a receipt to the child or to the vehicle's owner.

Table 1

In accordance with this Section 50-98, the use of various alternative vehicles on the streets, sidewalks, parks, shared use paths of the city shall be permitted (✓) and prohibited (X) as set forth in Table 1 as follows:

Vehicle type	Restricted corridors ¹	Residential streets	Sidewalks	High-pedestrian district sidewalks ²	City parks	Deer Creek Greenway	Private property
Bicycle	✓	✓	✓	X	✓	✓	✓
E-bike, Class 1 & 2	✓	✓	✓	X	✓	✓	✓
E-bike, Class 3 - 16+ required	✓	✓	X	X	X	X	✓
Electric scooter	X	✓	✓	X	✓	✓	✓
Motorized alternative vehicle	X	✓	✓	X	✓	✓	✓
Gas/electric mini-bike, go-kart - Prohibited on all public ways	X	X	X	X	X	X	✓
Non-motorized alt. vehicle - Skateboards, roller skates, kick scooters	X	✓	✓	X	✓	✓	✓
Electric MTD - skateboards, one-wheel devices	X	✓	✓	X	✓	✓	✓
Motorized play vehicle - Battery-powered ride-on toys	X	✓	✓	X	✓	✓	✓
Hoverboard - Prohibited on all public ways	X	X	X	X	X	X	✓
EPAMD/Segway-type devices	X	X	✓	X	✓	✓	✓
ATV/UTV ³	X	X	X	X	X	X	✓

¹ Restricted corridors: Big Bend Boulevard, Hanley Road, and Manchester Road between Big Bend Boulevard and Hanley Road. Bicycles and e-bikes of all classes may be operated on restricted corridors as roadway users, not on restricted corridor sidewalks.

² High-pedestrian business districts: Manchester Road between Big Bend Boulevard and the St. Louis city boundary; Sutton Avenue between Manchester Road and Greenwood Avenue.

³ Government-owned vehicles operated for official purposes excepted.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES BY AMENDING SECTION 50-94 AND ADDING SECTION 50-98 TO REGULATE ALTERNATIVE VEHICLES

WHEREAS, the City of Maplewood has an interest in promoting the safe use of alternative vehicles on its streets, sidewalks, shared-use paths, and parks; and

WHEREAS, the proliferation of alternative vehicles including electric bicycles, electric scooters, motorized mini-bikes, all-terrain vehicles, and utility task vehicles on City streets and sidewalks presents safety concerns for operators, pedestrians, and other users of public ways; and

WHEREAS, the City Council finds that establishing clear rules governing the operation of alternative vehicles, including provisions for parental responsibility, impoundment, and distracted riding, is in the best interest of the health, safety, and welfare of Maplewood residents.

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

Section I. Section 50-94 of the Code of Ordinances of the City of Maplewood, Missouri, is hereby amended to read as follows:

Sec. 50-94. Helmet required for users under age 17 of bicycles and certain other devices.

- (a) The regulations in this section apply to persons under the age of 17 years operating or riding upon bicycles, electric bicycles, inline skates, roller skates, skateboards, scooters, and motorized alternative vehicles, as all such terms are defined in Section 50-98, when such devices are operated upon any publicly-owned and maintained highway, road, alley, sidewalk, trail, or path available for the use of such devices.
- (b) Helmet means a piece of headgear which meets or exceeds the impact standard for protective bicycle helmets set by the U.S. Consumer Products Safety Commission federal safety standards, those developed by the American National Standards Institute (ANSI), the Snell Memorial Foundation, or the American Society of Testing and Materials (ASTM).
- (c) No person operating a bicycle, electric bicycle, or motorized alternative vehicle shall allow anyone under the age of 17 years to ride as a passenger unless the passenger is wearing a bicycle helmet, or is in an enclosed trailer or other device which meets or exceeds current nationally recognized standards of design and manufacture for the protection of the passenger's head from impacts in an accident without the need for a helmet.
- (d) Parental responsibility for permitting a person under the age of 17 years to operate or ride as a passenger on a bicycle, electric bicycle, inline skates, roller skates, skateboards, scooters, or motorized alternative vehicles without a helmet is governed by Section 50-98(m) of this chapter.
- (e) No person operating a bicycle or electric bicycle shall allow anyone who is either four years old or younger or weighing 40 pounds or less to ride as a passenger on the bicycle or electric

bicycle other than in a seat which shall adequately retain the passenger in place and protect the passenger from the bicycle's moving parts.

- (f) Any operator of or passenger on equipment described in this section found to be in violation of this section may be issued an equipment violation notice as prescribed on a Missouri Uniform Complaint and Summons. The person responsible for payment of the violation may have the violation dismissed if the person submits a receipt for proof of purchase of a bicycle helmet along with the helmet to the city police department within five calendar days of the date of the violation notice.
- (g) Fines assessed to juvenile violators under the age of 17 years will be the legal responsibility of the violator's parent, custodian, or legal guardian; therefore, any summons issued as a result of a violation committed by such a juvenile shall be issued to said violator's parent, custodian, or legal guardian.
- (h) This section shall not apply to bicycles, inline skates, roller skates, skateboards, scooters, or motorized alternative vehicles operated on private residential property.

Section II. Chapter 50 of the Code of Ordinances of the City of Maplewood, Missouri, is hereby amended by adding Section 50-98 to read as follows:

Sec. 50-98. Alternative Vehicles.

The full text of Section 50-98 as set forth in the attached Exhibit A is incorporated herein by reference.

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

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Approved this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A