



MEETING AGENDA

REGULAR MEETING OF THE CITY COUNCIL
City of Maplewood • City Council Chambers • City Hall
7601 Manchester Road, Maplewood, MO 63143

Tuesday, July 14, 2026, 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Council Member(s)
5. Approval of Minutes:
 - a. June 9, 2026, City Council regular meeting minutes
6. Public Hearings:
 - a. Request by Rebecca Gould to rezone 2918 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District
 - b. Request by Michele Jianakoplos to rezone 7823 Bartold Avenue from LM Light Manufacturing District to MR Medium Density Residential District
7. Public Comment
8. Announcements
9. Presentations:
 - a. Sustainability Commission report by Stefan Denson, chair
10. Unfinished Business:
 - a. Bill 6329 – Final Reading: Rezoning 3008-3010 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District
 - b. Bill 6330 – Final Reading: Rezoning 2918 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District
 - c. Bill 6331 – Final Reading: Rezoning 7823 Bartold Avenue from LM Light Manufacturing District to MR Medium Density Residential District

- d. Bill 6332 – Final Reading: Approving a Minor Subdivision at 7823 Bartold Avenue
- e. Bill 6333 – Final 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
- f. Bill 6334 – Final Reading: Amending Chapter 50 of the Code of Ordinances by amending Section 50-94 and adding Section 50-98 to regulate alternative vehicles

11. New Business:

- a. Resolution 26-23: Authorizing the City Manager to execute a contract for municipal advisory services with Northland Securities, Inc.
- b. Resolution 26-24: Authorizing the City Manager to execute a legal services agreement with Lewis Rice LLC for representation in collective bargaining negotiations with the Maplewood Firefighters of International Association of Fire Fighters Local 2665
- c. Resolution 26-25: Authorizing the City Manager to execute a memorandum of understanding with Aging Ahead, Artists First, and the City of Richmond Heights for the establishment of a CHOICE Senior Lunch and Programming Site
- d. Resolution 26-26: Authorizing the City Manager to execute a memorandum of understanding with Artists First for the creation of a mural in the City-owned pedestrian walkway in the 7100 block of Manchester Road
- e. Bill 6335 – First and Second Reading: Re-adopting and establishing and making public a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials

12. Council and Staff Reports:

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

13. Public Comment

- 14. Motion to hold a Closed Session pursuant to RSMo § 610.021 to discuss personnel actions, personnel matters involving individually identifiable personnel records, and records related to the security of electronic data and information systems

15. Adjournment



Addressing the Council

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

Accessibility Notice

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Virtual Access

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

Posted on July 10, 2026, at Maplewood City Hall and maplewoodmo.gov





RECORD OF PROCEEDINGS

REGULAR MEETING OF THE CITY COUNCIL City of Maplewood, Missouri

Tuesday, June 9, 2026, 7:00 PM

1. Call to Order

The meeting was called to order at 7:02 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 – Absent
Council Member Page – Present
Council Member Vanden Akker – Present
Council Member Wiley – Present

A quorum was present.

4. Motion to Excuse Council Member Mattox

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Voice Vote: All in favor.

Outcome: Council Member Mattox was excused.

5. Approval of Minutes

The following minutes were presented for approval:

- 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

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No changes were proposed.

Voice Vote: All in favor.

Outcome: Minutes were approved.

6. Public Hearings

Mayor Greenberg opened the following 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
No applicant presentation or public comment was made. The hearing was closed.
- b. Request by Peter Bay for Packaged, Sunday Packaged Intoxicating, and Original Package Tasting Liquor Licenses for Walmart at 1900 Maplewood Commons Drive
No applicant presentation or public comment was made. The hearing was closed.
- c. Request by David Schlafly for Full and Sunday by the Drink Liquor Licenses for Schlafly Bottleworks at 7260 Southwest Avenue
No applicant presentation or public comment was made. The hearing was closed.
- d. Request by Andrew Bolin to Rezone 3008–3010 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District
No applicant presentation or public comment was made. The hearing was closed.
- e. Request by Michele Jianakoplos for a Minor Subdivision at 7823 Bartold Avenue
The applicant explained that the property had previously been unintentionally merged into a single lot and needed to be re-subdivided into two lots due to financing considerations. The applicant further explained a shift in development plans from a landscape supply business to a 12-unit apartment building due to roadway limitations. Council discussed traffic and site considerations. No additional public comment was made. The hearing was closed.
- 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
The applicant presented plans for redevelopment including a drive-through restaurant, site design, and traffic modifications. Council discussion was extensive and focused primarily on traffic safety, site design, and neighborhood impacts. Concerns were raised about traffic exiting onto Oakland Avenue, including street width, existing on-street parking, bus traffic associated with the nearby early childhood center, and long signal wait times at Manchester Road. Council questioned whether signal timing adjustments could mitigate congestion and whether parking restrictions might be required to accommodate increased traffic flow. Additional discussion addressed pedestrian safety, particularly the lack of clearly defined pedestrian connections from the sidewalk into the site, and the potential for conflicts between vehicles and pedestrians. The applicant responded by explaining site layout decisions, including the closure of one Manchester Road access point to prevent backups and the addition of access on Oakland Avenue to improve internal circulation. The applicant also acknowledged willingness to evaluate pedestrian access improvements and indicated that the design team would review alternative configurations. No additional public comment was made. The hearing was closed.

7. Public Comment

No public comment was received.

8. Announcements

Council Member Garcia announced upcoming community events, including an “Everything but the Book Sale” at the Maplewood Library from June 10 through 13, and “Let Them Eat Art” on Friday, July 10.

9. Presentations

- a. Board of Adjustment Report by Patrick Jugo, Chair

Jugo presented an overview of board activities, noting that the Board of Adjustment operates as a reactive body that considers variance requests related to the zoning ordinance rather than engaging in long-range planning or legislative functions. He explained that the frequency of meetings varies depending on the number of applications received, with fewer meetings occurring recently compared to prior years.

Jugo described the types of cases most frequently reviewed by the board, including requests related to pre-existing nonconforming conditions and new construction variances. He outlined the board's responsibility to evaluate whether applicants demonstrate a qualifying hardship specific to the property, emphasizing that such hardships must be tied to unique physical or site conditions rather than personal preference or financial considerations.

Discussion with Council focused on recurring challenges with certain provisions of the zoning ordinance, particularly those related to residential size limitations and additions. Jugo noted that recent ordinance changes have led to a significant number of variance requests and suggested that additional clarification or refinement of the ordinance may be beneficial. Council Members discussed the intent of the regulations, the consistency of variance approvals, and the importance of aligning ordinance language with policy goals to reduce the need for variances in the future.

b. Maplewood City Rebranding Initiative by Elizabeth Arway, Creative Entourage

Arway, co-founder of Creative Entourage, presented the city's rebranding initiative, including the development of a new city logo, seal, departmental branding, and comprehensive brand standards. She explained that the process was grounded in extensive community engagement, including stakeholder meetings, public input sessions, and a community-wide survey that received more than 400 responses.

Arway described the discovery phase as a critical component of the project, emphasizing that the branding was developed to reflect community identity rather than individual preferences. Feedback highlighted themes such as walkability, connectivity, diversity, and the importance of the maple leaf as a defining visual element. The final design incorporated these themes through a multi-colored, mosaic-style logo intended to represent the city's energy, inclusiveness, and interconnected character.

She also introduced a new city tagline, "Always in Season," which reflects both the maple leaf imagery and the broader concept of Maplewood as a welcoming community at all stages of life. In addition to the primary city logo, Arway presented variations of the logo, a new city seal, and distinct branding for departments including police, fire, and parks and recreation, all designed to maintain visual consistency while allowing for departmental identity.

Staff reviewed implementation plans, noting that rollout would occur in phases, beginning with digital platforms, followed by physical materials such as signage and printed materials as part of future budgeted projects. The importance of maintaining brand consistency through established guidelines and oversight by city staff was also emphasized.

Council expressed general support and appreciation.

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

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council expressed appreciation for the preparation and accessibility of the budget document, noting that it was understandable for both Council and residents.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Page – Yes

Council Member Vanden Akker – Yes

Council Member Wiley – Yes

Outcome: Bill 6328 approved as Ordinance 6120.

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

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

Outcome: Approved.

- b. Approving a Request for Packaged, Sunday Packaged Intoxicating, and Original Package Tasting Liquor Licenses for Walmart at 1900 Maplewood Commons Drive

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

Outcome: Approved.

- c. Approving a Request for Full and Sunday by the Drink Liquor Licenses for Schlafly Bottleworks at 7260 Southwest Avenue

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

Outcome: Approved.

- d. Resolution 26-19: Executing the First Amendment to the Agreement for Legal Services with Lashly & Baer, P.C.

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: City Manager Withycombe explained that actual hours exceeded the original retainer assumptions and that the firm had been informally absorbing the additional workload. The agreement requests a change from the existing retainer structure to an hourly rate for the services.

Council also asked how Maplewood's workload compared to other municipalities, and City Attorney Hetlage indicated that Maplewood's court activity was moderate relative to peer cities.

Roll Call Vote:

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

Outcome: Approved.

e. Resolution 26-20: Executing a Purchase Agreement with Kompan, Inc. for Yale Park Playground Equipment

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed the scope of the playground improvements and the relationship to an existing grant. Questions were raised regarding whether a proposed splash pad was included in the current approval and about associated maintenance responsibilities and seasonal use considerations. Staff clarified that the current approval was limited to playground equipment and that the water feature remained under review pending additional approvals from MSD. Council acknowledged the need to proceed with equipment procurement due to long lead times while continuing to evaluate the broader project.

Roll Call Vote:

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

Outcome: Approved.

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

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Staff explained that the software would provide a centralized, automated system for documenting compliance, generating reminders, and ensuring inspections remain up to date. Council sought clarification about whether fire inspection responsibilities were being outsourced; staff clarified that inspections would still be conducted locally, potentially through a contracted individual, while the software would serve as an administrative and tracking tool. Additional discussion addressed how the system might integrate with future permitting software upgrades.

Roll Call Vote:

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

Outcome: Approved.

g. Resolution 26-22: Executing a Professional Services Agreement with Discovery Works Collaborative for Bond Referendum Community Engagement and Communications Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council briefly referenced the firm's reported success rate and expressed optimism that similar outcomes could be achieved in Maplewood. No further discussion was held.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Page – Yes

Council Member Vanden Akker – Yes

Council Member Wiley – Yes

Outcome: Approved.

h. Bill 6329 – First and Second Reading: Rezoning 3008–3010 Sutton Boulevard 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.

Voice Vote: All in favor.

Outcome: Bill 6329 will move to its third and final reading at the next Council meeting.

i. Bill 6330 – First and Second Reading: Rezoning 2918 Sutton Boulevard 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.

Voice Vote: All in favor.

Outcome: Bill 6330 will move to its third and final reading at the next Council meeting.

j. Bill 6331 – First and Second Reading: Rezoning 7823 Bartold Avenue from LM Light Manufacturing District to MR Medium Density Residential District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Voice Vote: All in favor.

Outcome: Bill 6331 will move to its third and final reading at the next Council meeting.

k. Bill 6332 – First and Second Reading: Approving a Minor Subdivision at 7823 Bartold Avenue

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Voice Vote: All in favor.

Outcome: Bill 6332 will move to its third and final reading at the next Council meeting.

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 7606 Manchester Road

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council revisited concerns raised during the public hearing, focusing on traffic circulation, pedestrian safety, and potential impacts on Oakland Avenue. Discussion included consideration of restricting street parking, modifying traffic signal timing, and ensuring safe pedestrian access from the public sidewalk into the site. Council Members also raised concerns about drive-through queuing potentially spilling onto Manchester Road and discussed how design features and operational practices might mitigate that risk. City Attorney Hetlage advised on procedural options, including conditioning approval on receipt of additional information. Council agreed that further analysis by staff was necessary prior to final approval.

Subsequent Motion: Council Member Wiley made a motion to amend the pending motion to condition approval of Bill 6333 upon city staff studying and reporting to the Council whether a portion of Oakland Avenue should be designated as no parking, determining the proper timing for the traffic signal at Manchester Road and Oakland Avenue, and ensuring that a designated pedestrian pathway be provided from the public sidewalk to the business.

Seconded by: Council Member Homa

Voice Vote: All in favor.

Outcome: Bill 6333 will move to its third and final reading at the next Council meeting with conditions.

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

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: There was no discussion.

Voice Vote: All in favor.

Outcome: Bill 6334 will move to its third and final reading at the next Council meeting.

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

No reports were delivered.

f. City Manager’s Report

City Manager Withycombe stated that the request for proposals for a new municipal advisor had been issued and would remain open for approximately one more week. This advisor will support upcoming financial planning efforts related to Proposition M. Withycombe noted that the city intends to begin community engagement before advancing further design work, so that community priorities can inform the scope and direction of the proposed project. It was anticipated that a municipal advisor would be engaged by the end of June or early July.

Withycombe also provided an update on the regional fire authority study, reporting that seven municipalities had agreed to participate alongside Maplewood: Clayton, Webster Groves, Shrewsbury, Richmond Heights, University City, and Olivette. Withycombe expressed appreciation for the collaboration and trust among the participating communities and noted that many of these municipalities already work together in various capacities, including fire training and shared resources.

The next step in the process will be the formation of a steering committee to finalize the scope of work for the study. Withycombe indicated that the proposed scope would be shared with Council for review and feedback prior to issuance of a request for proposals for a consultant. The study

itself is expected to take approximately 12 months to complete. She emphasized that this effort represents a significant regional collaboration aimed at evaluating potential efficiencies and service improvements in fire and emergency services and committed to providing ongoing updates as the process moves forward.

13. Public Comment

No additional public comment was received.

14. Adjournment

Motion: Council Member Homa

Seconded by: Council Member Wiley

Voice Vote: All in favor.

Outcome: The meeting adjourned at approximately 8:40 p.m.

I certify that the above minutes are a true and accurate record of the City Council meeting held on June 9, 2026.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: July 14, 2026



PUBLIC HEARING NOTICE

Rezoning

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

**A request by Rebecca Gould to rezone 2918 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

Rezoning

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

**A request by Michele Jianakoplos for a rezoning of 7823 Bartold Ave
from LM Light Manufacturing to MR Medium Density Residential**

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 June 24, 2026, at Maplewood City Hall and maplewoodmo.gov

Published on June 25, 2026, in the St. Louis Countian

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Rezoning 3008-3010 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District**

Bill 6329 was given first and second reading at the June 9 meeting with no changes. The ordinance rezones 3008-3010 Sutton Boulevard at the request of owner Andrew Bolin from SR Single Family Residential District to NB Neighborhood Business District to align the zoning classification with the property's intended business use. The Plan and Zoning Commission recommended approval at its June 1 meeting by a vote of 4 ayes, 0 nays, 1 absent.

BILL NO. 6329
ORDINANCE NO. 6121

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

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Rezoning 2918 Sutton Boulevard from SR Single Family Residential District to NB Neighborhood Business District**

Bill 6330 was given first and second reading at the June 9 meeting with no changes. The ordinance rezones 2918 Sutton Boulevard at the request of owner Rebecca Gould from SR Single Family Residential District to NB Neighborhood Business District to align the zoning classification with the property's intended business use. The Plan and Zoning Commission recommended approval at its June 1 meeting by a vote of 4 ayes, 0 nays, 1 absent.

BILL NO. 6330
ORDINANCE NO. 6122

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

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Rezoning 7823 Bartold Avenue from LM Light Manufacturing District to MR Medium Density Residential District and Approving a Minor Subdivision at the same**

Bills 6331 and 6332 were given first and second reading at the June 9 meeting with no changes. Bill 6331 rezones 7823 Bartold Avenue at the request of owner Michele Jianakoplos from LM Light Manufacturing District to MR Medium Density Residential District to align the zoning classification with the property's intended use and promote increased residential density. Bill 6332 approves a minor subdivision plat submitted to subdivide property into two lots, designated Lot A-1 and Lot A-2. The Plan and Zoning Commission recommended approval of both ordinances at its June 1 meeting by a vote of 4 ayes, 0 nays, 1 absent.

BILL NO. 6331
ORDINANCE NO. 6123

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 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 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 fifteen (15) days after its passage and approval.

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

**BILL NO. 6332
ORDINANCE NO. 6124**

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 fifteen (15) days after its passage and approval.

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Request by Arc Design to Approve a Planned Unit Development District and Preliminary Development Plan for Approximately 1.10 Acres of Land at the Intersection of Manchester Road and Oakland Avenue**

Bill 6333 was given first and second reading at the June 9 meeting. Following the June 9 public hearing and Council discussion, staff and Arc Design reviewed the questions and concerns raised by Council, the Maplewood Richmond Heights School District, and residents regarding site access, traffic, and pedestrian safety. A traffic memorandum prepared by Arc Design is attached. This staff memo summarizes Arc Design's findings and the City's responses to each item raised.

Trip Generation and Traffic Volume

Arc Design utilized the Institute of Transportation Engineers 12th Edition Trip Generation Manual to compare the traffic generated by the former Steak 'n Shake with the proposed Culver's. Both uses are classified as fast-food restaurants with drive-through windows (ITE land use 934). According to Arc Design's estimates, the former Steak 'n Shake (closed in January 2019) generated 120 trips during the weekday PM peak hour (4:00–6:00 p.m.); the proposed Culver's is projected to generate 130 trips during the same period, a net increase of 10 trips. Culver's is not open during the typical AM peak (7:00–9:00 a.m.), so PM peak figures are the relevant measure.

Site Access and Oakland Avenue Entrance

Arc Design's traffic memorandum presents the proposed two-driveway configuration (one access point on Manchester Road and one on Oakland Avenue) as an improvement over the former Steak 'n Shake's two Manchester Road driveways. Arc Design notes that relocating one driveway from Manchester Road to Oakland Avenue reduces turning conflicts on Manchester Road and allows movements at the Oakland Avenue driveway to be controlled by the existing traffic signal, which Arc Design characterizes as safer than uncontrolled turning movements onto Manchester Road.

Arc Design projects that approximately 5% of site traffic will use the Oakland Avenue driveway, with the remainder using Manchester Road. The Oakland Avenue access point and its implications for school traffic and neighborhood circulation have been a primary concern raised by Council, residents, and the Maplewood Richmond Heights School District, and Council may wish to address this directly with Arc Design at the July 14 meeting.

Resident Petition

On July 6, 2026, staff received a petition signed by 192 residents opposing the Oakland Avenue access point as reflected in the current site plan. The petition was submitted by circulators Cathy Kaiser, Chris Lipinski, Nancy W. Mills, and Sandi Phillips, and was also transmitted to Council members with this staff memo. The petitioners characterize the proposed Oakland Avenue ingress and egress as inconsistent with the City's published mission and vision and assert that it represents a likelihood of harm to the neighborhoods within the quadrant bordered by Manchester Road, Big Bend Boulevard, Flora Avenue, and Laclede Station Road. The petitioners' stated purpose is to inform Council of neighborhood sentiment rather than to initiate a referendum or initiative. Staff has retained copies of the petition and accompanying materials and has shared a copy with the applicant.

Responses to Council, School District, and Resident Questions

The following sections address questions and concerns raised by Council members, the Maplewood Richmond Heights School District, and residents at the June 9 meeting and in subsequent communications to the City. If Council action would be required to implement a proposed measure, whether as a condition of PUD approval or by separate ordinance, that action is noted within the relevant item.

Oakland Avenue Parking and Traffic Flow

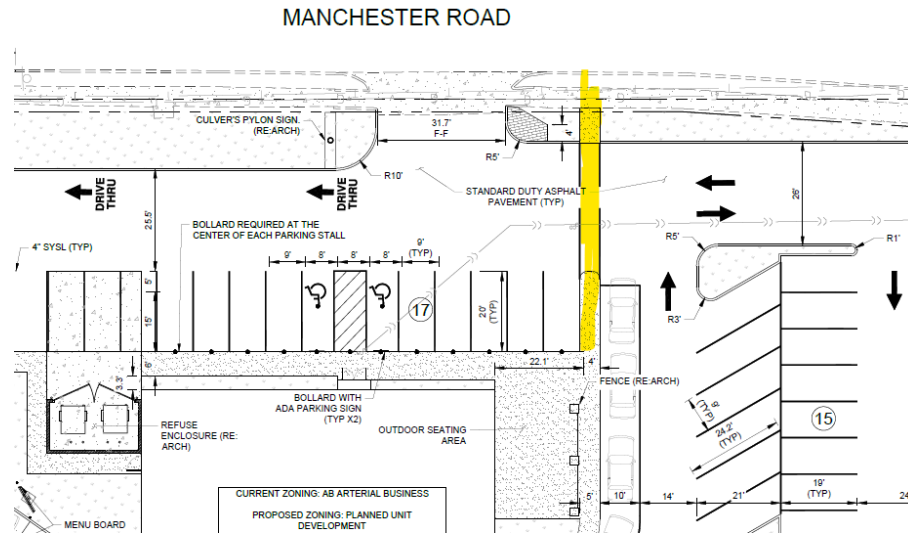
- **No parking designation:** The Code of Ordinances currently designates no parking on the east side of Oakland Avenue for 85 feet south of the Manchester Road intersection. Council can increase the length of this no-parking zone by ordinance to provide additional clearance for vehicles queuing at or exiting the signalized intersection.
- **Signal timing:** The traffic signal at Manchester Road and Oakland Avenue can be retimed to reduce wait time for northbound Oakland Avenue traffic turning onto Manchester Road in either direction. Staff notes that the existing fire department signal at the Manchester Road curb cut is already coordinated with the Oakland Avenue traffic signal to reduce backups on Manchester Road in either direction, and any retiming would be done in a manner consistent with that coordination.
- **Oakland Avenue driveway restrictions:** As a condition of PUD approval, Council could require that right turns out of the Oakland Avenue driveway be prohibited, directing all exiting traffic to turn left toward the signalized intersection at Manchester Road and Oakland Avenue. This would prevent site traffic from traveling southbound on Oakland Avenue into the residential neighborhood and ensure that exiting vehicles use the controlled intersection to access Manchester Road.
- **Anticipated backups:** Staff does not have specific analysis of westbound Manchester Road queue lengths but does not anticipate significant additional backup based on the scale of the trip generation increase based on Arc Design's traffic data.

Pedestrian Access and Safety

- The updated site plan includes a striped pedestrian path from the Manchester Road sidewalk to the outside seating area and north-facing entrance. This



pedestrian connection is reflected in the updated site plan excerpt below and appears in Exhibit B of the ordinance.



Delivery and Traffic Circulation

- Delivery access:** Culver's intends for delivery vehicles to enter the site from Manchester Road and exit via the Oakland Avenue driveway, traveling north to utilize the signalized intersection at Oakland Avenue and Manchester Road. The city attorney has reviewed whether this routing complies with Section 50-119, which restricts commercial vehicles on Oakland Avenue to those making or taking deliveries at addresses on that street. Staff recommends Council consider a code amendment clarifying that the restriction applies to deliveries to properties on that street rather than at addresses on that street, which would resolve the ambiguity for corner-lot properties or properties with entrances on multiple streets, like the MRH Early Childhood Center, which takes deliveries on Oakland but has its street address on Burgess.
- Neighborhood cut-through traffic:** Arc Design projects that the majority of site traffic will use Manchester Road, as it is the primary arterial roadway serving the site and is expected to accommodate most entering and exiting traffic. Arc Design estimates 5% of peak-hour site trips will enter or exit via Oakland Avenue, equating to approximately 6–7 vehicles during the peak hour.
- Peak-hour volume:** The projected peak-hour increase of 10 trips over estimated trips at the former Steak 'n Shake use represents a modest increase in traffic volume during the 4:00–6:00 p.m. period.

The applicant and staff will be available to answer questions during the meeting. If Council determines that further site plan revisions are needed, those revisions may be incorporated as conditions of PUD approval or Council may postpone the bill to allow additional time for changes to be made prior to final action.

Any code amendments related to traffic regulations Council wishes to impose can be advanced by separate ordinance.



Traffic Memorandum

To: City of Maplewood, MO

From: Arc Design Resources, Inc.

Prepared By: Elizabeth Mueller

Review Engineer: Ryan Swanson

Date: June 30, 2026

Re: 7606 Manchester Road Maplewood, MO

A new Culver's restaurant is proposed as a redevelopment at 7606 Manchester Road. The property is currently vacant, however a Steak 'n Shake restaurant previously occupied the site. This memorandum reviews and compares the traffic once generated by the Steak 'n Shake to the traffic anticipated by the proposed Culver's and the distribution at the development's proposed driveways.

Trip Generation

To calculate trips generated by the redevelopment, the Institute of Transportation Engineers (ITE) 12th Edition Trip Generation Manual was used. The proposed Culver's results in a change to the trips generated compared to the Steak 'n Shake restaurant due to a change in size of buildings. The former Steak 'n Shake and proposed Culver's restaurants are both considered fast food restaurants with a drive-through window, land use 934 as defined by the Institute of Transportation Engineers (ITE) 12th Edition Trip Generation Manual.

The former Steak 'n Shake was considered a fast-food restaurant with a drive-through of 3,855 SF and generates 120 trips during a weekday, peak hour of adjacent street traffic between 4:00-6:00 pm. The proposed site is a Culver's restaurant with a drive-through window of 4,107 SF and is projected to generate 130 trips between 4:00-6:00 pm. The expected weekday peak trips generated by the change in size of use results in a minimal increase.

The PM peak hours are used because the traffic during this time is typically higher than the AM peak hours and the proposed Culver's is not open during the typical AM Peak (7:00 AM to 9:00 AM). Due to the minimal increase in trip generation from 120 to 130 trips during peak afternoon hours (4:00-6:00 pm), additional traffic studies or counts are not proposed as a part of this development.

Trip Generation Comparison Table:

	Utilized Area (SF)	Trips Generated	Trips Entering (52%)	Trips Exiting (48%)
Existing Site	3,885	120	62	58
Proposed Site	4,107	130	68	62
Net Change (Trips)		10		

Trip Distribution

The former Steak ‘n Shake restaurant utilized two driveways to Manchester Road. The proposed Culver’s is designed with two driveways, one to Manchester Road and one to Oakland Avenue. This configuration vastly improves site circulation and also removes a point of conflict on Manchester Road, which carries significantly more traffic than Oakland Avenue. The driveway to Oakland Avenue will allow vehicles to make turning movements controlled via traffic signal which is much safer than uncontrolled turning movements onto Manchester.

To determine directional traffic distribution at each driveway, Average Annual Daily Traffic (AADT) provided by MoDOT was compared at the intersections of Manchester Road at both Big Bend Boulevard and Hanley Road. These arterial streets had similar north/south traffic. The east/ west traffic on Manchester Road between these two intersections was also nearly equal. Based on this existing directional volume split, the driveway splits were established in a similar fashion. We assumed 50% to/from the west, 45% to/from the east, and 5% to/from the south (via Oakland Avenue). The vast majority of traffic will likely use Manchester Road which is an arterial. Oakland Avenue is a local collector street without good direct connectivity to an arterial street. Refer to Exhibit 02 for percentage of the traffic splits and Exhibit 01 for projected development trips.

Summary

By relocating an uncontrolled driveway from Manchester Road to Oakland Avenue with a traffic signal, turning conflicts and resulting accidents are potentially reduced. Site circulation is also safer and more efficient. The development also has good pedestrian connectivity which promotes walking and bicycle use.

End of Project Memo

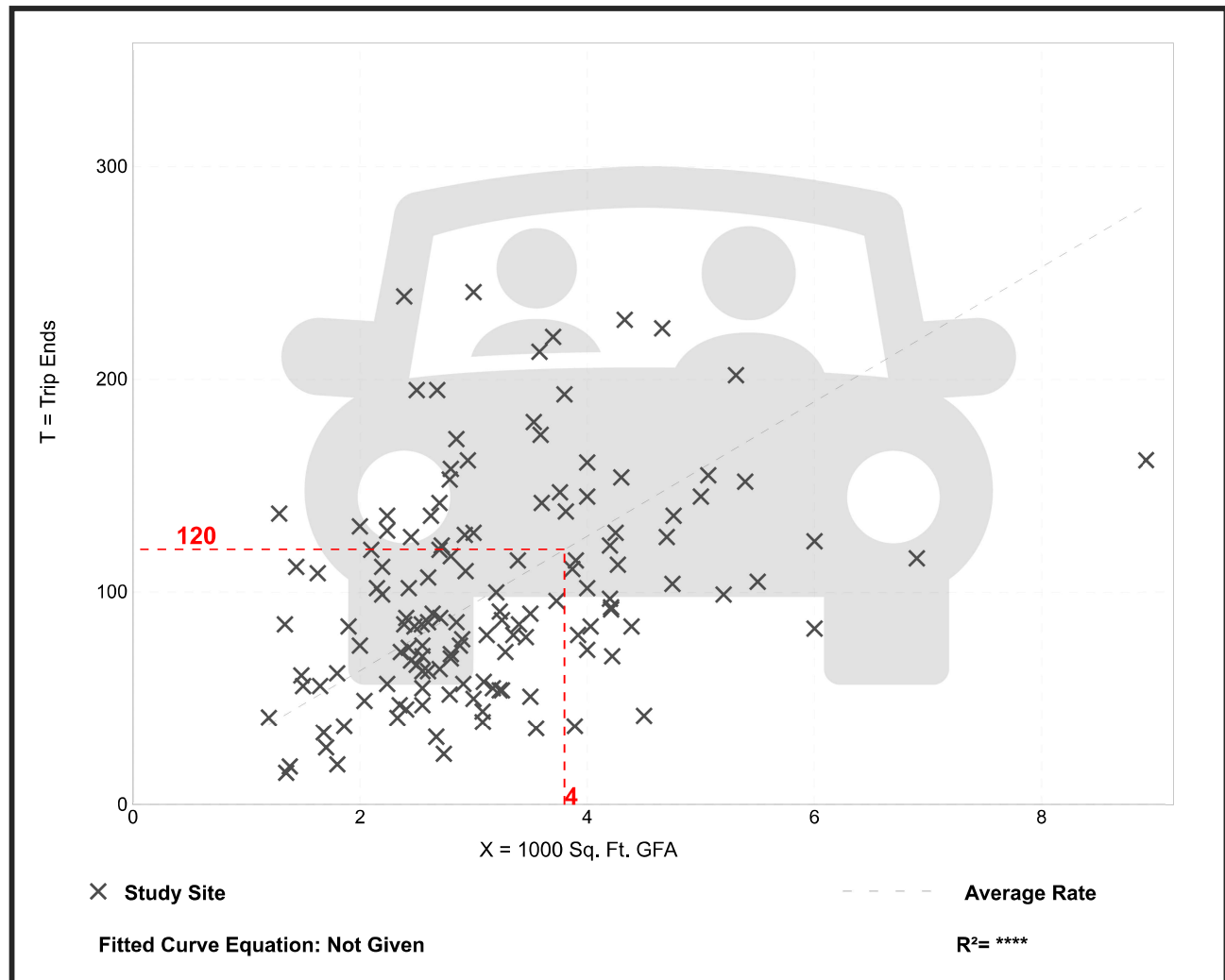
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 139
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.60	8.77 - 106.20	16.21

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

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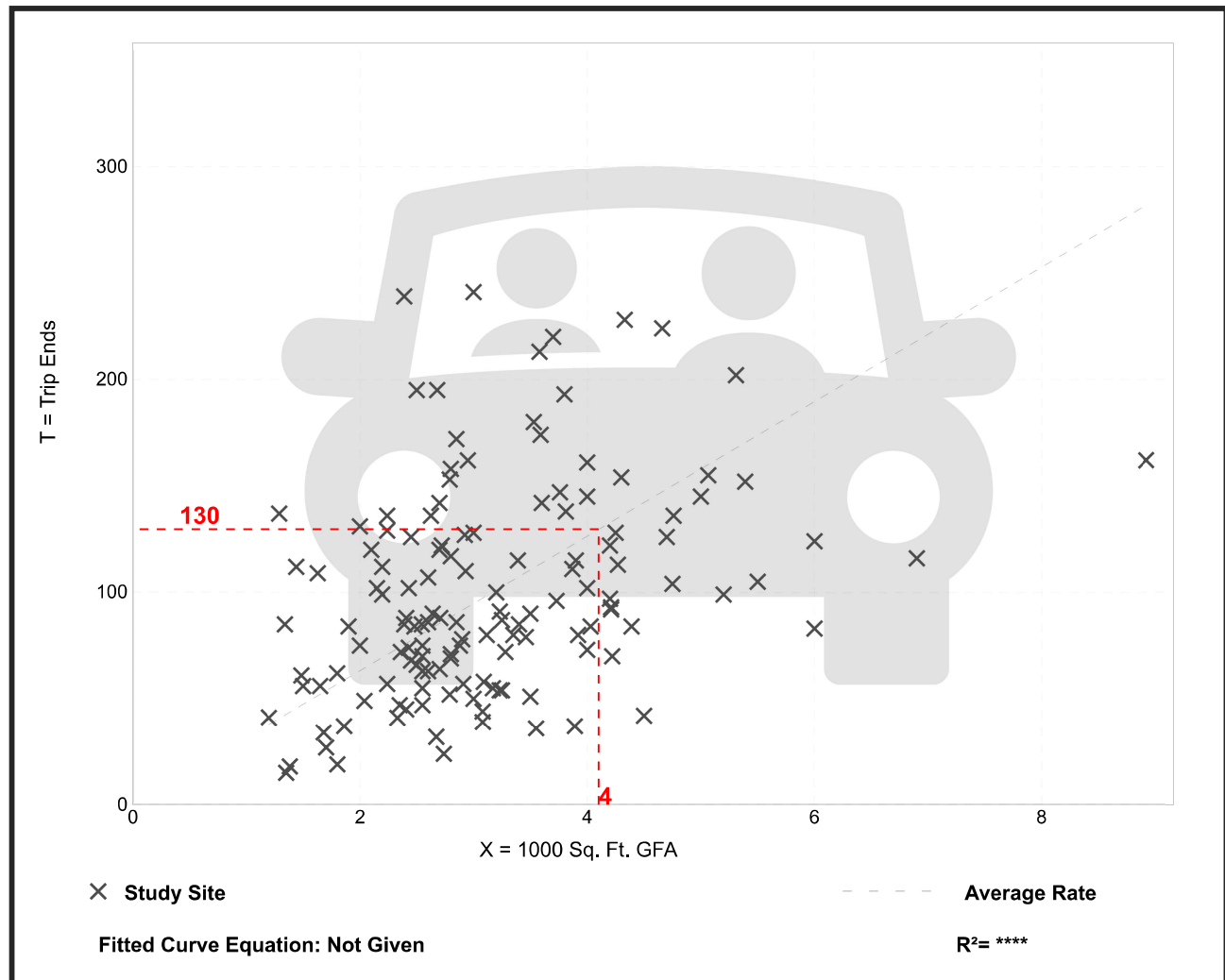
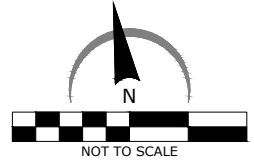


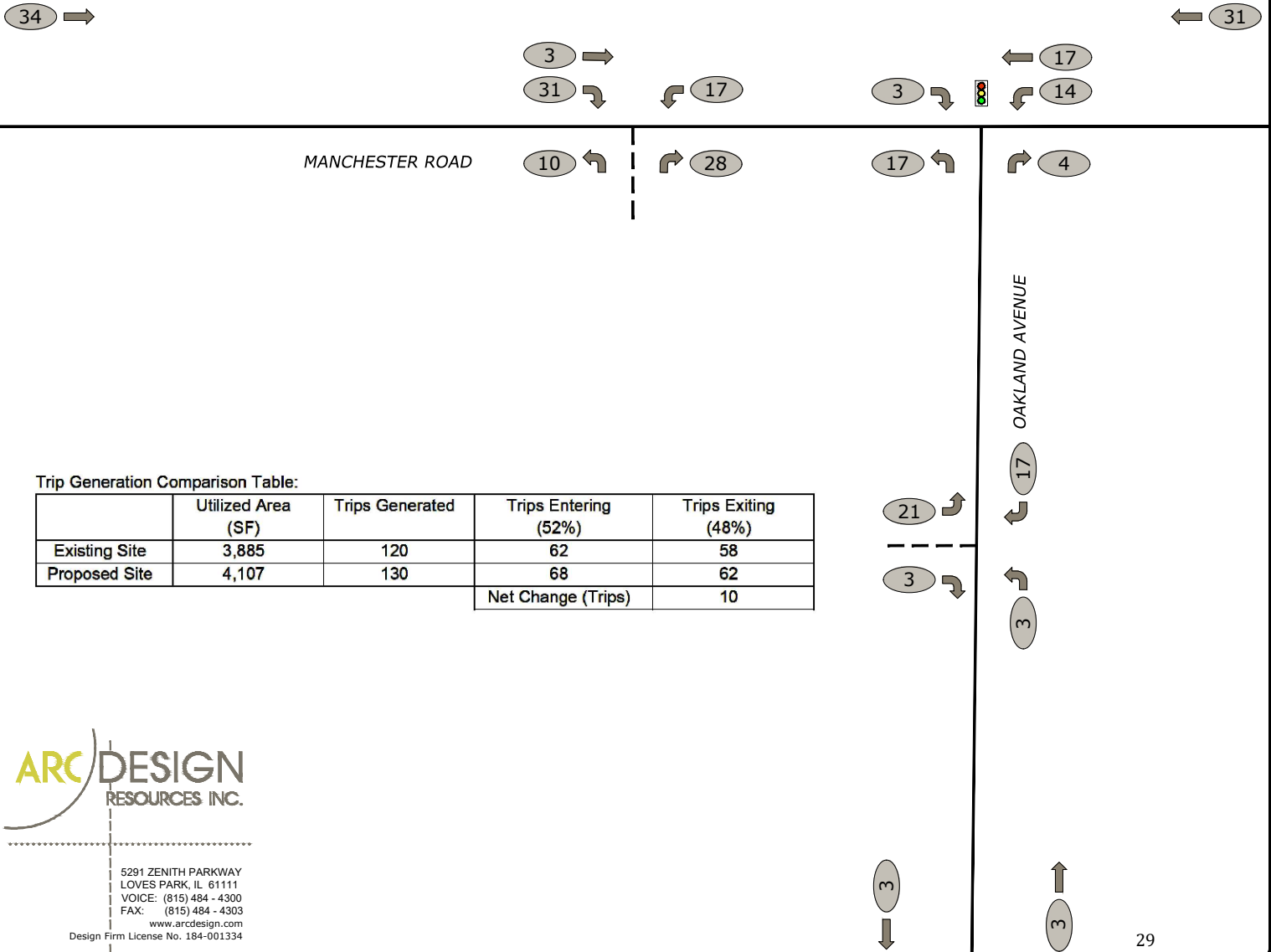
EXHIBIT 01

TRIP DISTRIBUTION (MAPLEWOOD, MO) DURING THE PEAK HOUR OF ADJACENT STREET TRAFFIC



LEGEND

- 130 VOLUME (CULVER'S)
- SIGNALIZED INTERSECTION
- - - PROPOSED DRIVEWAY
- EXISTING ROAD



Trip Generation Comparison Table:

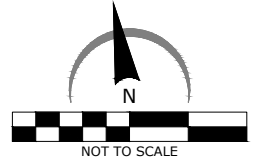
	Utilized Area (SF)	Trips Generated	Trips Entering (52%)	Trips Exiting (48%)
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Proposed Site	4,107	130	68	62
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EXHIBIT 02

TRIP DISTRIBUTION (MAPLEWOOD, MO) DURING THE PEAK HOUR OF ADJACENT STREET TRAFFIC



LEGEND

-  VOLUME (CULVER'S)
-  SIGNALIZED INTERSECTION
-  PROPOSED DRIVEWAY
-  EXISTING ROAD

← 50% →

← 45% →

45%

25%

5%

25%

20%

MANCHESTER ROAD

16%

45%

27%

6%

OAKLAND AVENUE

34%

5%

25%

5%

5%

ARC DESIGN
RESOURCES INC.

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Design Firm License No. 184-001334

BILL NO. 6333
ORDINANCE NO. 6126

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

EXHIBIT B

CULVER'S OF MAPLEWOOD

7606 MANCHESTER ROAD
MAPLEWOOD, MO 63143

ARC DESIGN
RESOURCES INC.

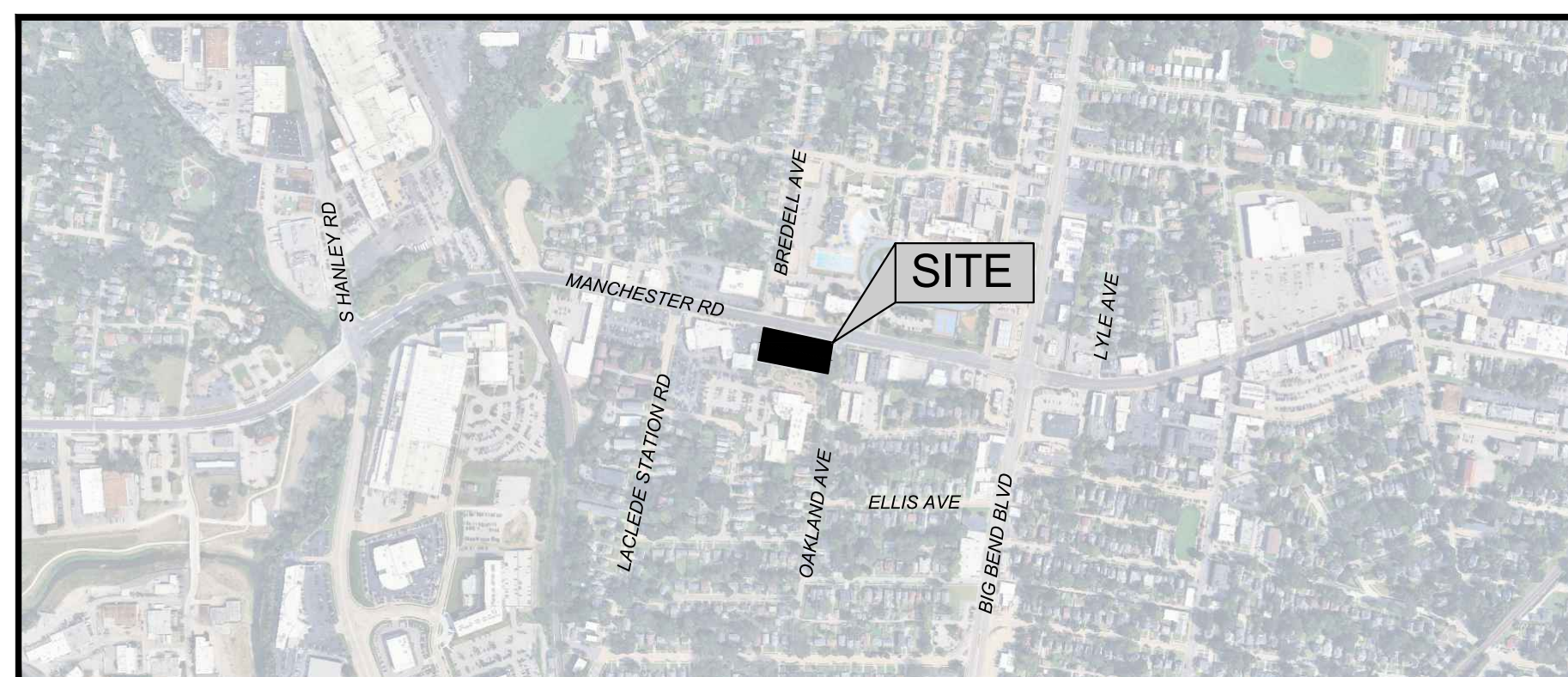
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Missouri Design Firm License No. F01298399

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



MISSOURI
ONE CALL SYSTEM

STOP-CALL BEFORE YOU DIG
1-800-DIG-RITE
1-800-344-7483

OWNER:

TONY MILAZZO

400 EAST SUMMIT AVENUE
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APPROVAL

CITY OF MAPLEWOOD (B-5 PROCESS)
CITY OF MAPLEWOOD (BUILDING PERMIT)

DATE

PENDING
PENDING

UTILITY OFFICIALS

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PROJECT NAME
OWNER'S NAME

CULVER'S OF
MAPLEWOOD

7606 MANCHESTER
ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

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CONSULTANTS

ISSUED FOR

ITEM	DATE
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SHEET TITLE

COVER

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-00

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:
A. 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.
B. 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.
C. THESE MATERIALS SHALL BE PLACED AS HOMOGENEOUSLY AS POSSIBLE TO FACILITATE ACCURATE COMPACTION AND MOISTURE TESTING.
- DEFINITION FOR MATERIALS:
A. "ORGANIC MATERIAL" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT IN EXCESS OF 8% OR AS DETERMINED BY THE PROJECT OWNER'S ENGINEER.
B. TOPSOIL SHALL BE FRAGILE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, OR CLAY LOAM).
B.1. SAND CONTENT SHALL GENERALLY BE LESS THAN 70% BY WEIGHT.
B.2. CLAY CONTENT SHALL GENERALLY BE LESS THAN 35% BY WEIGHT.
B.3. ORGANIC SOILS, SUCH AS PEAT OR MUCK, SHALL NOT BE USED AS TOPSOIL.
C. 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.
D. 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.
E. "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.
F. "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.
G. "UNSUITABLE MATERIAL" IS DEFINED AS ANY MATERIALS THAT:
G.1. CANNOT BE UTILIZED AS "TOPSOIL" (ORGANIC) FOR LANDSCAPE AREAS.
G.2. 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".
G.3. 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").
H. "OFF-SITE MATERIAL" IS DEFINED AS ANY MATERIALS THAT ARE BROUGHT FROM ANY AREA NOT INDICATED ON THIS PLAN SET.
I. "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.
J. 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.
K. STANDARDS FOR CUT AREAS:
A. 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").
B. 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:
B.1. 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.
B.2. 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".
C. 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.
D. 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 (SCARIFY A 16" DEPTH FOR 3 DAYS). IF THIS DOES NOT WORK THEN ADDITIONAL DRYING MEASURES SHALL BE AN EXTRA TO THE CONTRACT.
E. 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.
4. STANDARDS FOR FILL AREAS:
A. 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.
B. 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.
5. COMPACTION STANDARDS (FOR ENGINEERED FILL AND BACK FILLED AREAS)
A. PRIOR TO PLACING OR 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:
A.1. AREAS UNDER FOUNDATIONS BASES:
A.1.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED BELOW FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
A.2. 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.
A.3. 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.
A.4. 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 SEEDDED, 6 INCHES IN AREAS TO BE SODDED, AND 24 INCHES FOR ALL INTERIOR CURBED LANDSCAPE ISLANDS.
A.5. BASE COURSE PORTION OF PAVEMENT SECTIONS:
A.5.A. 95% STANDARD PROCTOR FOR ALL BASE COURSE MATERIALS THAT ARE PART OF A "PAVEMENT SECTION".
B. 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.
C. ALL BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LIFTS NOT GREATER THAN 8" IN LOOSE DEPTH. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DENSITY OF THE AREA.
6. FINISH GRADING:
A. 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.
B. 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:
A. APPLY PRIME AND TACK COATS WHEN AMBIENT OR BASE SURFACE TEMPERATURE IS ABOVE 40°, 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.
B. CONSTRUCT ASPHALTIC CONCRETE PAVING WHEN AMBIENT TEMPERATURE IS ABOVE 40°F.
- MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
A. COARSE AGGREGATE SHALL COMPLY WITH SECTION 1004.03 OF THE STANDARD SPECIFICATIONS.
B. FINE AGGREGATE SHALL COMPLY WITH SECTION 1003.03 OF THE STANDARD SPECIFICATIONS.
C. RAP MATERIAL SHALL COMPLY WITH SECTION 1031 OF THE STANDARD SPECIFICATIONS.
D. 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".
D.3. MINERAL FILLER FOR USE IN SMA SHALL BE FREE FROM ORGANIC IMPURITIES AND HAVE A PLASTICITY INDEX ≤ 4.
D.4. HYDRATED LIME SHALL BE ACCORDING TO ASTM C207.
E. SLAKED QUICKLIME SHALL BE ACCORDING TO ASTM C5.
F. 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.
H. 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.
I. TACK COAT ON BRICK, CONCRETE, OR HMA BASES SHALL BE ONE OF THE FOLLOWING: SS-1; SS-1H; SS-1HP; SS-1VH; RS-1; RS-2, CSS-1, CSS-1H; CSS-1HP; CSS-1V; CSS-2; HFE-30; OR HFE-30C.
J. PRIME COAT ON AGGREGATE BASES SHALL BE MC-30 OR PE.
K. 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.
B. SURFACE (WEARING) COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED MIX FOR HOT-MIX ASPHALT SURFACE COURSE, SURFACE MIX SP125.
4. REMOVE LOOSE MATERIAL FROM COMPACTED BASE MATERIAL SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.
5. ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS.
6. 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.
7. THE APPLICATION OF PRIME COAT SHALL BE AS FOLLOWS:
A. APPLY TO BASE MATERIAL SURFACES AT LEAST 24 HOURS IN ADVANCE.
B. APPLY AT MINIMUM RATE OF 0.25 GAL PER SQ. YD OVER COMPACTED BASE MATERIAL. APPLY TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE.
C. TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT AREAS FROM OVER SPRAY.
D. CURE AND DRY AS LONG AS NECESSARY TO ATTAIN PENETRATION OF COMPACTED BASE AND EVAPORATION OF VOLATILE SUBSTANCES.
8. THE APPLICATION OF TACK COAT SHALL BE AS FOLLOWS:
A. 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.
B. 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.
C. APPLY AT MINIMUM RATE OF 0.05 GAL PER SQ. YD OF SURFACE.
D. ALLOW DRYING UNTIL AT PROPER CONDITION TO RECEIVE PAVING.
9. PLACE ASPHALTIC CONCRETE MIXTURE ON COMPLETED COMPACTED SUBGRADE SURFACE, SPREAD, AND STRIKE OFF.
A. 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.
B. 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.
C. 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.
D. 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.
10. AFTER BEING SPREAD, MIXTURE SHALL BE COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF ROLLERS WITHOUT UNDUPE 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.
11. COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. ASPHALT PAVING JOINTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
A. 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.
B. OFFSET JOINT OF SUCCESSIVE COURSES BY AT LEAST 6 INCHES.
a. 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.
b. 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 ON 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:
A. PORTLAND CEMENT: ASTM C150 TYPE I, NORMAL ASTM C150 TYPE II, HIGH-EARLY-STRENGTH.
B. FINE AGGREGATE: ASTM C33, CLEAN SAND GRADED BETWEEN #100 AND #4 SIEVE LIMITS.
C. COARSE AGGREGATE: ASTM C33, UNCOATED CRUSHED STONE OR WASHED GRAVEL.
D. WATER: POTABLE AND FIT TO DRINK.
E. WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A (NORMAL) OR TYPE D (RETARDER).
F. AIR ENTRAINING AGENT: ASTM C260.
G. PREMOULDED FILLER STRIPS: ASTM D994.
H. CURING COMPOUND: ASTM C309, TYPE 2 (WHITE, PIGMENTED).
I. REINFORCEMENT: ASTM A615, GRADE 40.
- PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWING:
A. STRENGTH: 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
B. MINIMUM FLOW: 100 GAL PER YD.
C. SLUMP: MAXIMUM 4".
D. WATER TO CEMENT RATIO: SHALL NOT EXCEED 0.45 BY WEIGHT.
E. AIR ENTRAINMENT: 6% ± 1%
3. ALL CURB AND GUTTER AND SIDEWALK SHALL BE BROOM FINISHED.
4. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE STANDARD SPECIFICATIONS.
5. 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.
6. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AND AT DRIVEWAY LOCATIONS IN ACCORDANCE WITH MODOT STANDARDS.
7. SIDEWALK SHALL BE A MINIMUM OF 6" THICK THROUGH ALL DRIVEWAY CROSSINGS.
8. CONCRETE PAVEMENT JOINTS SHALL COMPLY WITH THE FOLLOWING:
F. 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.
G. 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 1.25X UNLESS OTHERWISE NOTED. CONSTRUCT CONTROL JOINTS WITH A DEPTH EQUAL TO AT LEAST 1/4 OF THE CONCRETE THICKNESS, AS FOLLOWS:
G.1. FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL AND FINISHING EDGE WITH JOINTER.
G.2. 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.
H. 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.
I. A DIAMOND EDGE SAW BLAND SHALL BE USED FOR ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
J. ALL SAWCUTS REQUIRED SHALL BE INCIDENTAL TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
K. 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.
L. 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.
D. FOR BUTT JOINTS AGAINST EXISTING PAVEMENT:
D.1. PLACE 16" LONG DOWELS EIGHT INCHES INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB.
D.2. EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND.
D.3. PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE.
D.4. DOWEL SPACING SHALL BE 24" ON CENTER UNLESS OTHERWISE SHOWN ON CONSTRUCTION DRAWINGS.
D.5. 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.
10. 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:
A. 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.
B. STANDARDS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
C. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
A. FIELD TESTING, FREQUENCY, AND METHODS MAY VARY AS DETERMINED BY AND BETWEEN THE OWNER, THE ITL AND CITY OF MAPLEWOOD.
B. 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.
C. NO PONDING SHALL OCCUR ON PAVED SURFACES.



PROJECT NAME
OWNER'S NAME

CULVER'S OF MAPLEWOOD

7606 MANCHESTER ROAD
MAPLEWOOD, MO 63143

ST. LOUIS COUNTY

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

CONSULTANTS

ISSUED FOR

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

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

SHEET TITLE

GENERAL NOTES

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-01

ARC DESIGN
RESOURCES INC.

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

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

PROJECT NAME
OWNER'S NAME

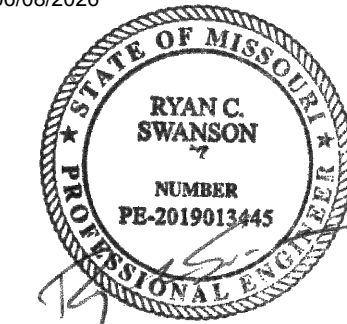
CULVER'S OF MAPLEWOOD

7606 MANCHESTER ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

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400 EAST SUMMIT AVENUE
WALES, WI 53183
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PROFESSIONAL ENGINEER

06/08/2026



RYAN C. SWANSON
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01298399

RYAN C. SWANSON PE-2019013445
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01298399

ISSUED FOR

ITEM	DATE
1. AGENCY REVIEW	05-28-2026
2. AGENCY REVIEW	06-22-2026
3. AGENCY REVIEW	07-07-2026
4. ---	---
5. ---	---
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REVISIONS

ITEM	DATE
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SHEET TITLE

LAYOUT PLAN

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21141453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-07

LEGEND

	PROPERTY LINE		PROPOSED CONCRETE SIDEWALK
	LOT LINE		PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	EXISTING RIGHT-OF-WAY		HEAVY DUTY CONCRETE PAVEMENT
	EXISTING EASEMENT LINE		PROPOSED TURF OR LANDSCAPED AREA
	PROPOSED EASEMENT LINE		PROPOSED LANDSCAPE PROTECTOR
	EXISTING CURB AND GUTTER		BOLLARD
	PROPOSED CURB AND GUTTER(B-6.12)		VEHICLE STACKING
	PROPOSED 6" BARRIER CURB		EXISTING PARKING STALLS / STRIPING
	EXISTING FENCE		
	LIGHT POLE AND FIXTURE		
	PROPOSED ADA PARKING SPACE		
	NUMBER OF PROPOSED PARKING SPACES IN A ROW		
	PROPOSED PARKING STALLS / STRIPING		
	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 CURB.
- 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 AS NECESSARY BY MODOT STANDARDS.
- 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%

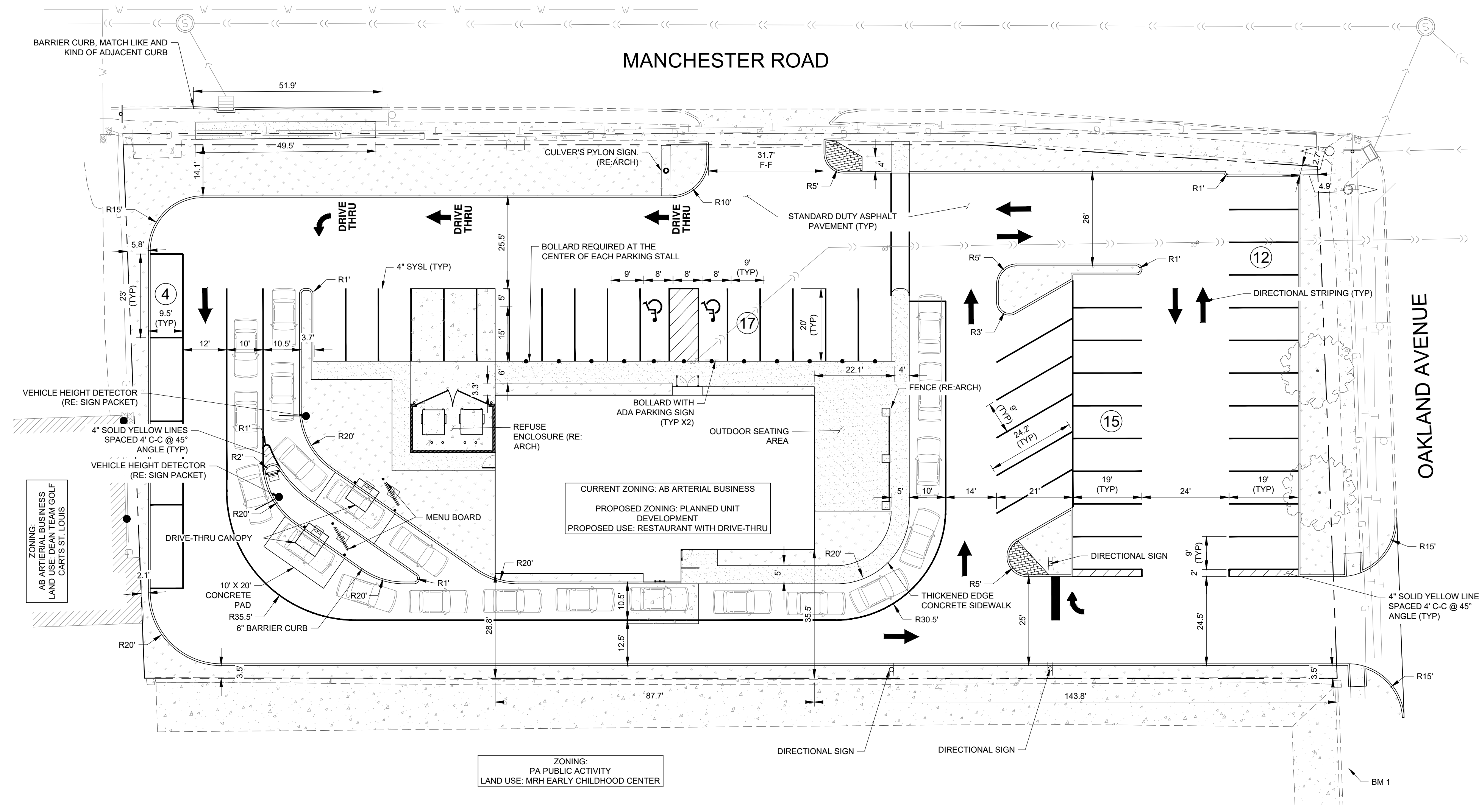
ZONING TABLE

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		

ZONING: AB ARTERIAL BUSINESS
LAND USE: ALDI

ZONING: PA PUBLIC ACTIVITY
LAND USE: CITY OF MAPLEWOOD CITY HALL



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

ZONING: MR MEDIUM DENSITY RESIDENTIAL
LAND USE: APARTMENTS

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 THAT 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

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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
	REMOVE EXISTING STORM SEWER		EXISTING ELECTRIC METER TO REMAIN
	EXISTING SANITARY SEWER TO REMAIN		EXISTING STORM SEWER TO REMAIN
	REMOVE EXISTING STORM SEWER		REMOVE EXISTING STORM SEWER
	EXISTING WATER TO REMAIN		EXISTING SANITARY SEWER TO REMAIN
	REMOVE EXISTING STORM SEWER		BENCHMARK
	EXISTING OVERHEAD UTILITIES TO REMAIN		EXISTING TRAFFIC SIGNAL MAST ARM
	EXISTING GAS MAIN TO REMAIN		EXISTING SIGNAL CONTROLLER
	EXISTING FENCE TO REMAIN		EXISTING LIGHT POLE TO REMAIN
	EXISTING CONTOUR LINE		REMOVE EXISTING TREE AND STUMP
	REMOVE EXISTING ASPHALT PAVEMENT		EXISTING TREE TO REMAIN WITH PROTECTION, SEE DETAIL BELOW.
	REMOVE EXISTING SIDEWALK		
	REMOVE EXISTING CONCRETE PAVEMENT		
(TYP)	*TYPICAL* FOR ALL SIMILAR ITEMS		

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PROJECT NAME
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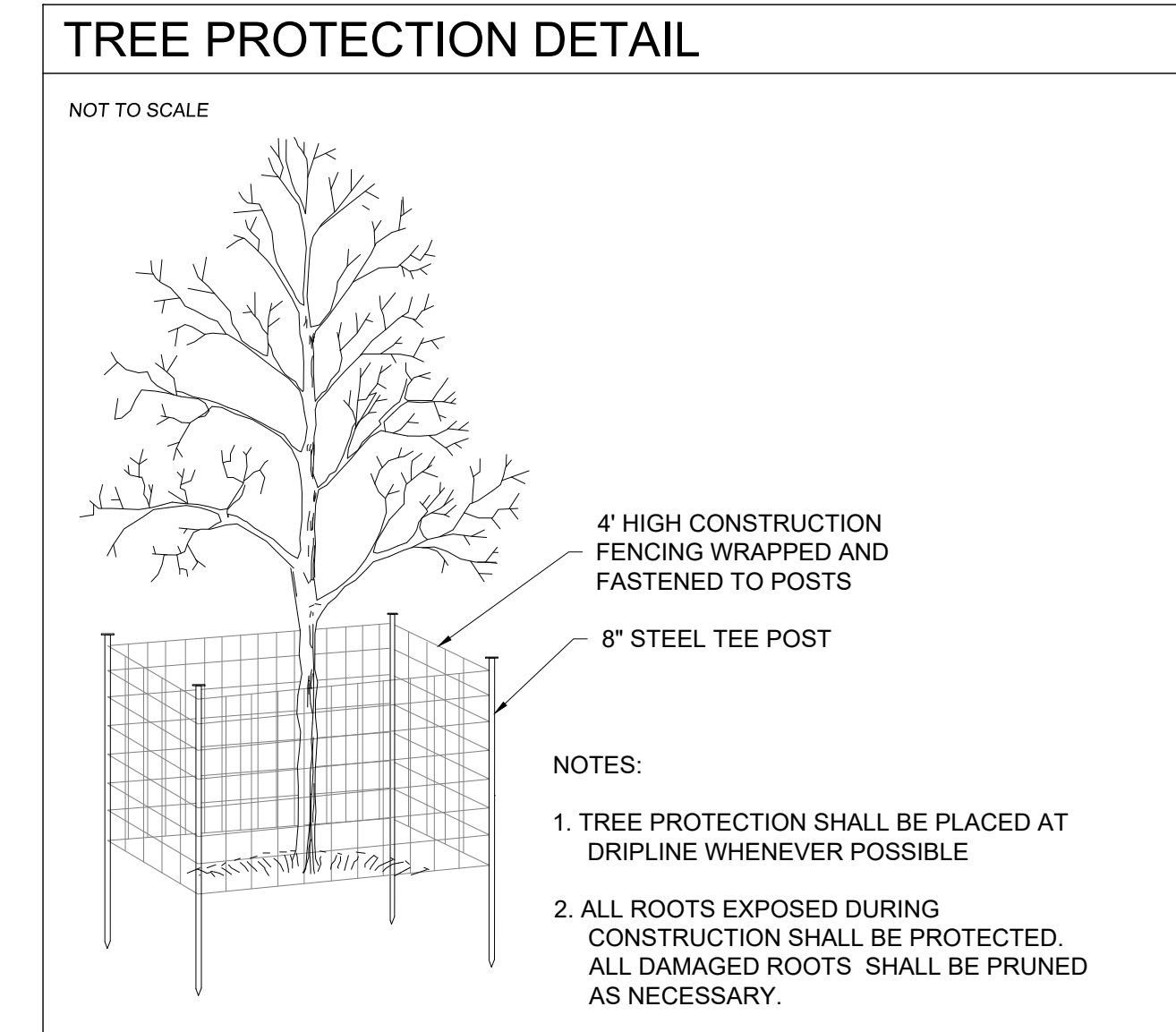
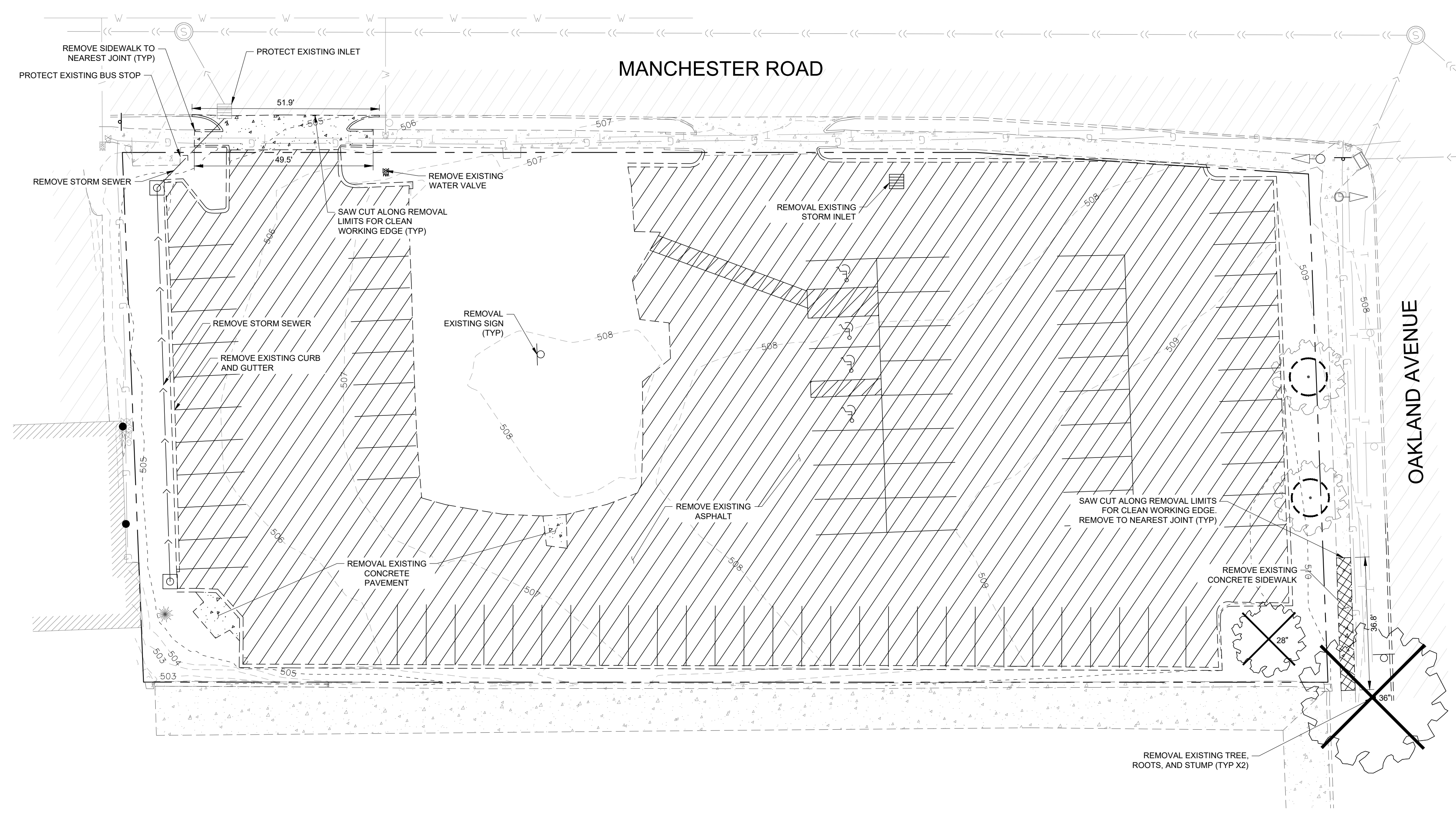
**EXISTING
CONDITIONS AND
REMOVALS PLAN**

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PROJECT NUMBER
SHEET NUMBER

26001

C-03



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).

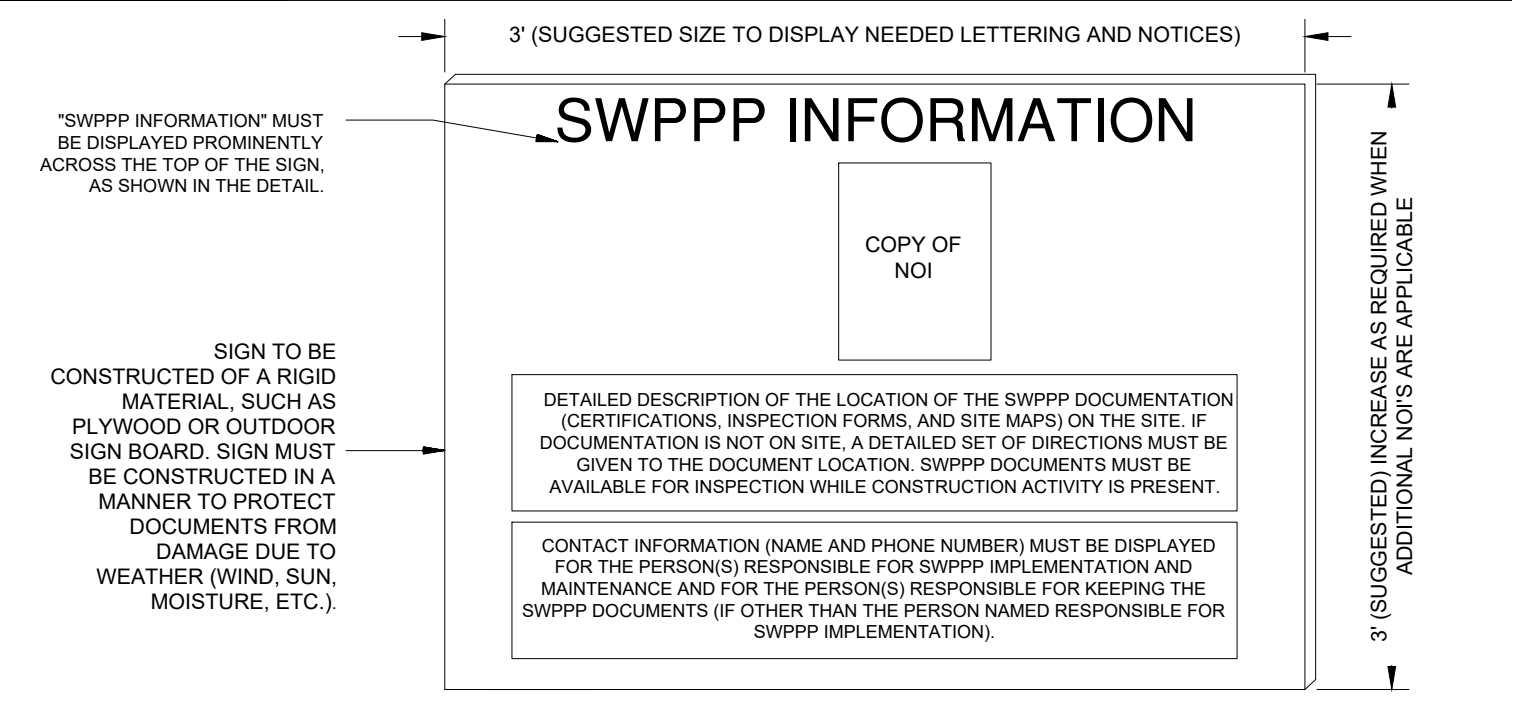
TOTAL SITE AREA: LIMITS OF SITE = 1.09 AC±
 LIMITS OF DISTURBANCE = 1.17 AC±
 SITE IMPERVIOUS AREA: 0.92 AC±
 SITE SEEDED AREA: 0.17 AC±

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)

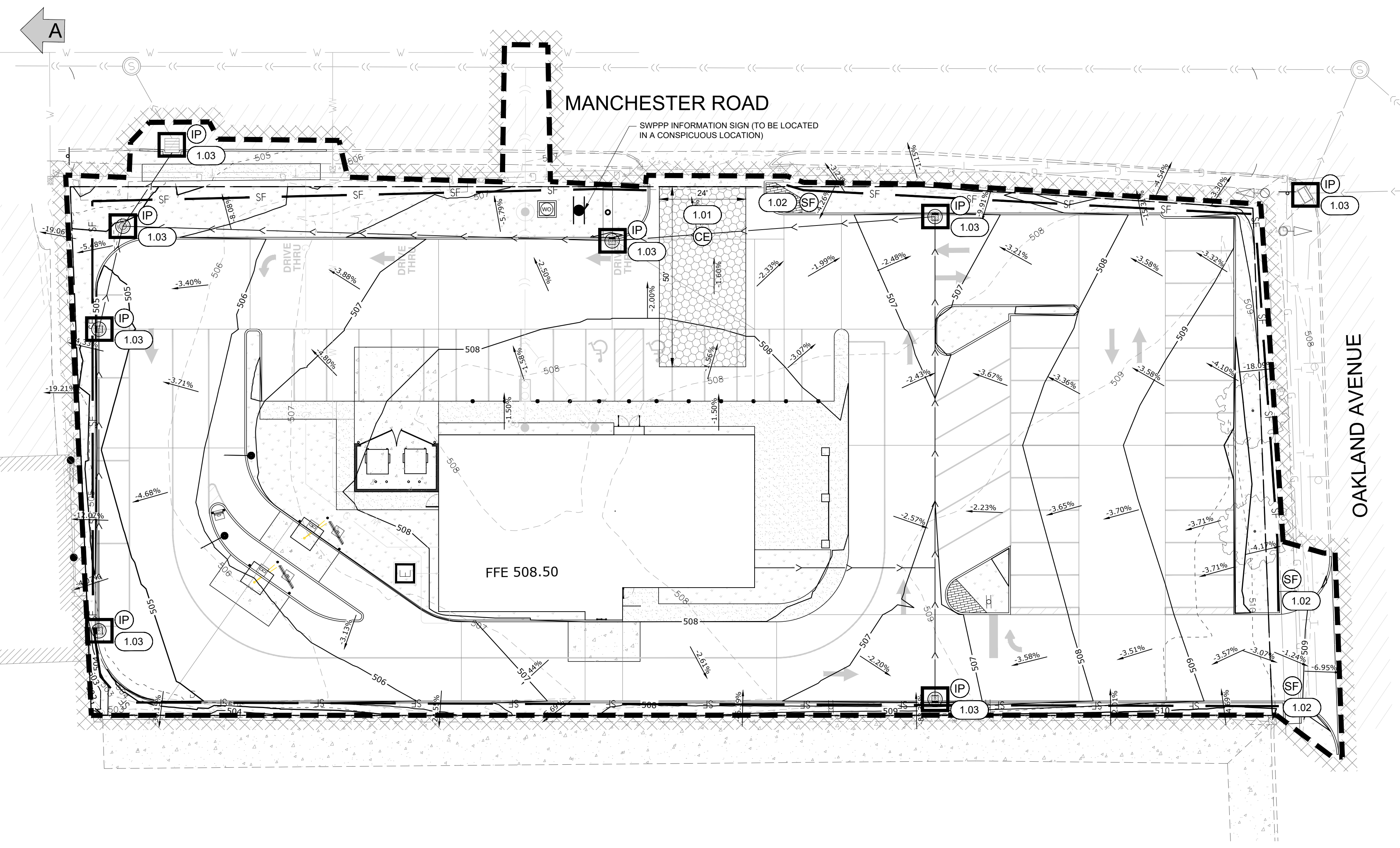
- 1.01 CE TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF TEMPORARY SILT FENCE
- 1.03 IP INLET PROTECTION PER STRUCTURE TYPE
- CONCRETE WASH OUT

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).



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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

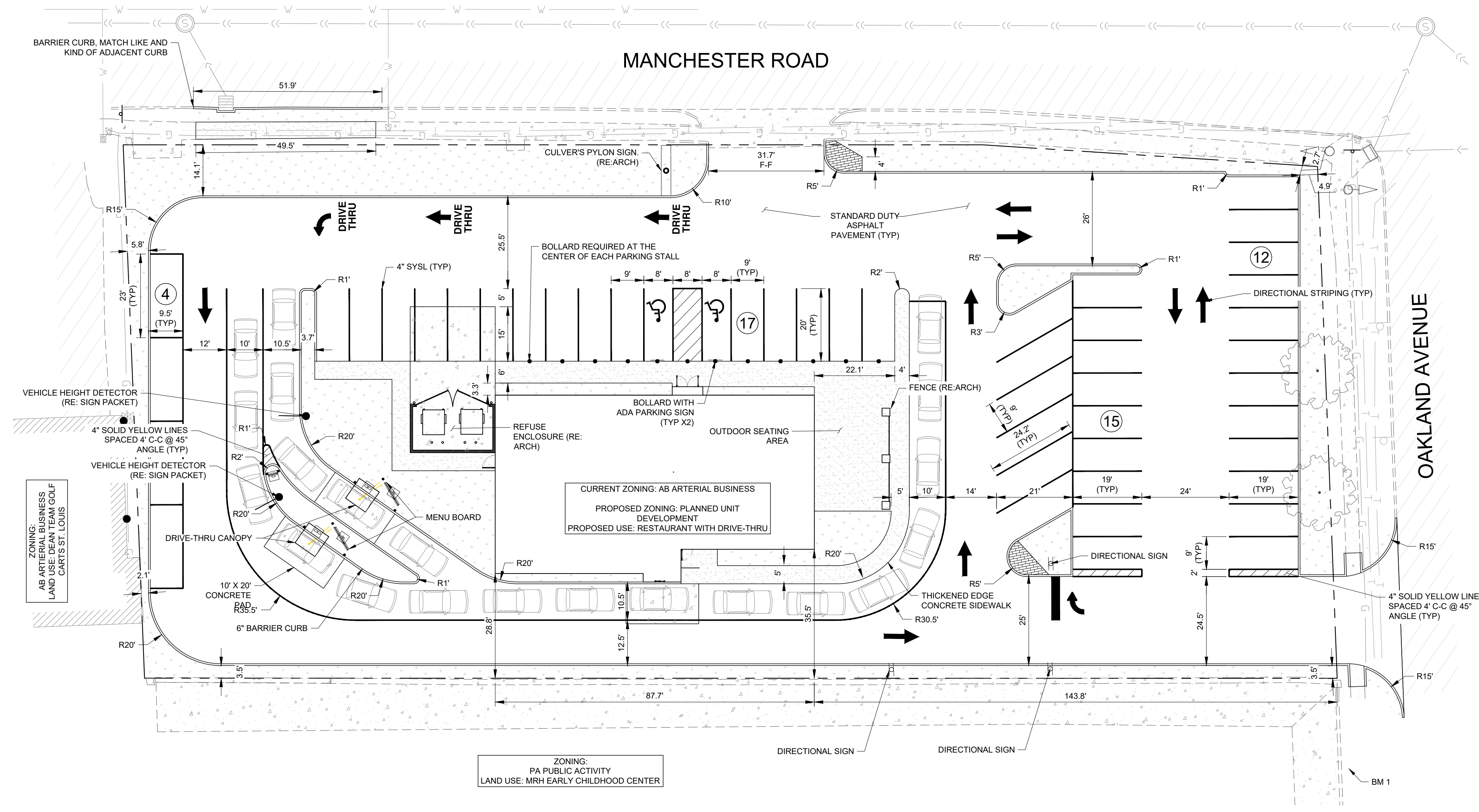
	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	35'	23'-3"±
MINIMUM LOT AREA	10,000 SF (150' MIN LOT WIDTH)	47,890 SF
BUILDING SETBACKS:		
FRONT (ROW SETBACK)		
SETBACK	20'	68.9'
SIDE YARD (EAST)		
SETBACK	NONE REQUIRED, HOWEVER, IF PROVIDED, NO LESS THAN 5'	140.7'
SIDE YARD (WEST)		
SETBACK	NONE REQUIRED, 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

ARC DESIGN
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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
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

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

CONSULTANTS

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SHEET TITLE

**GRADING AND
DRAINAGE PLAN**

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-07

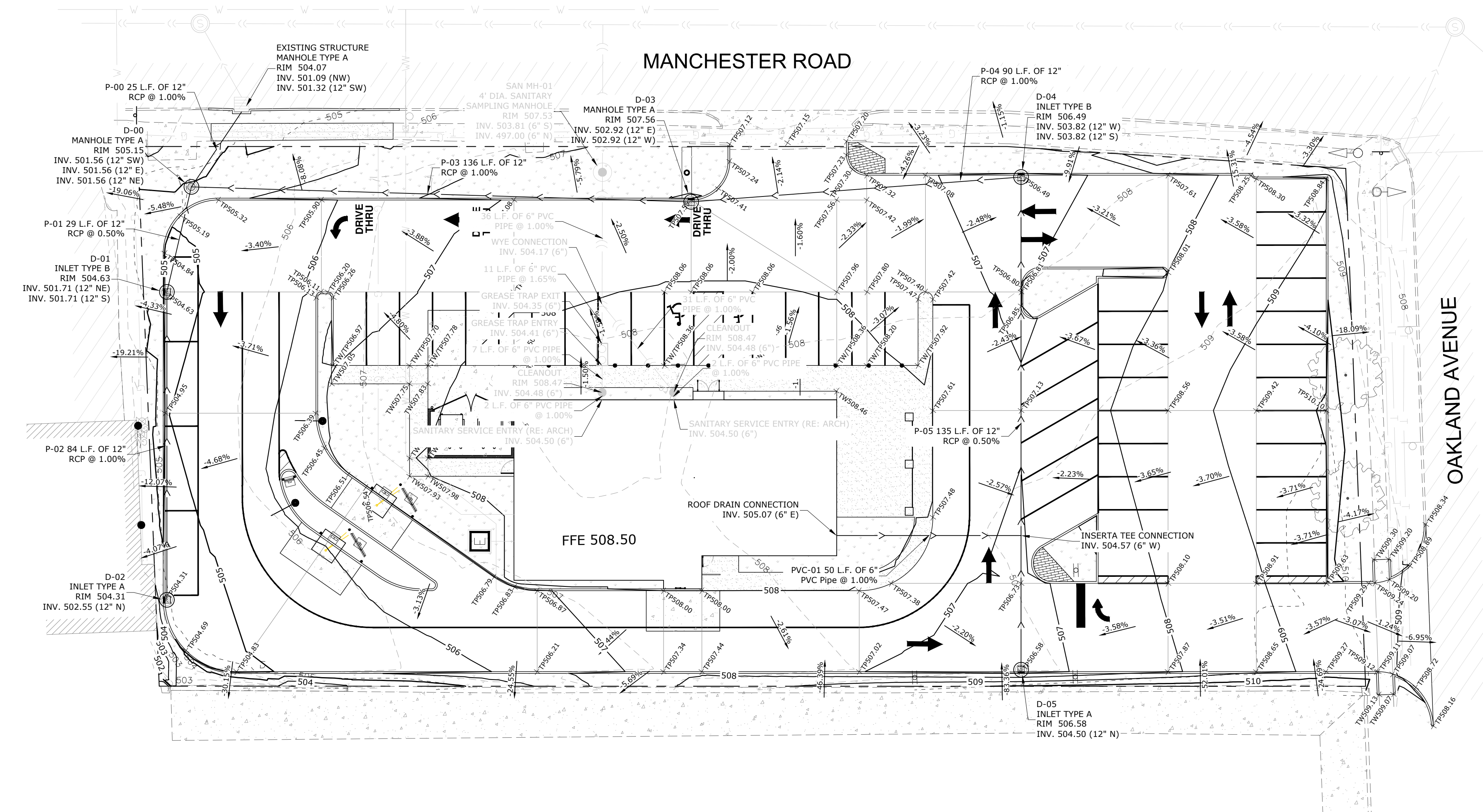
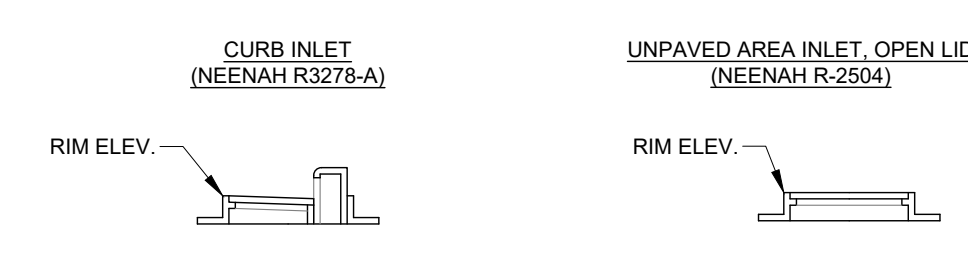
LEGEND

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

GRADING 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 OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
- 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.
- 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.
- THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.5 HORIZONTAL TO 1 VERTICAL.
- 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.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
- 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.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- 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



BENCHMARKS

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

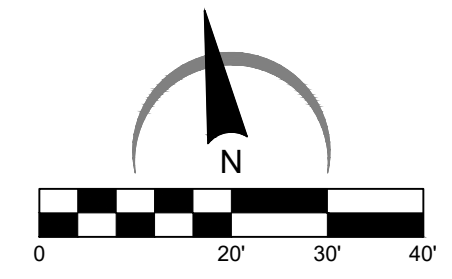
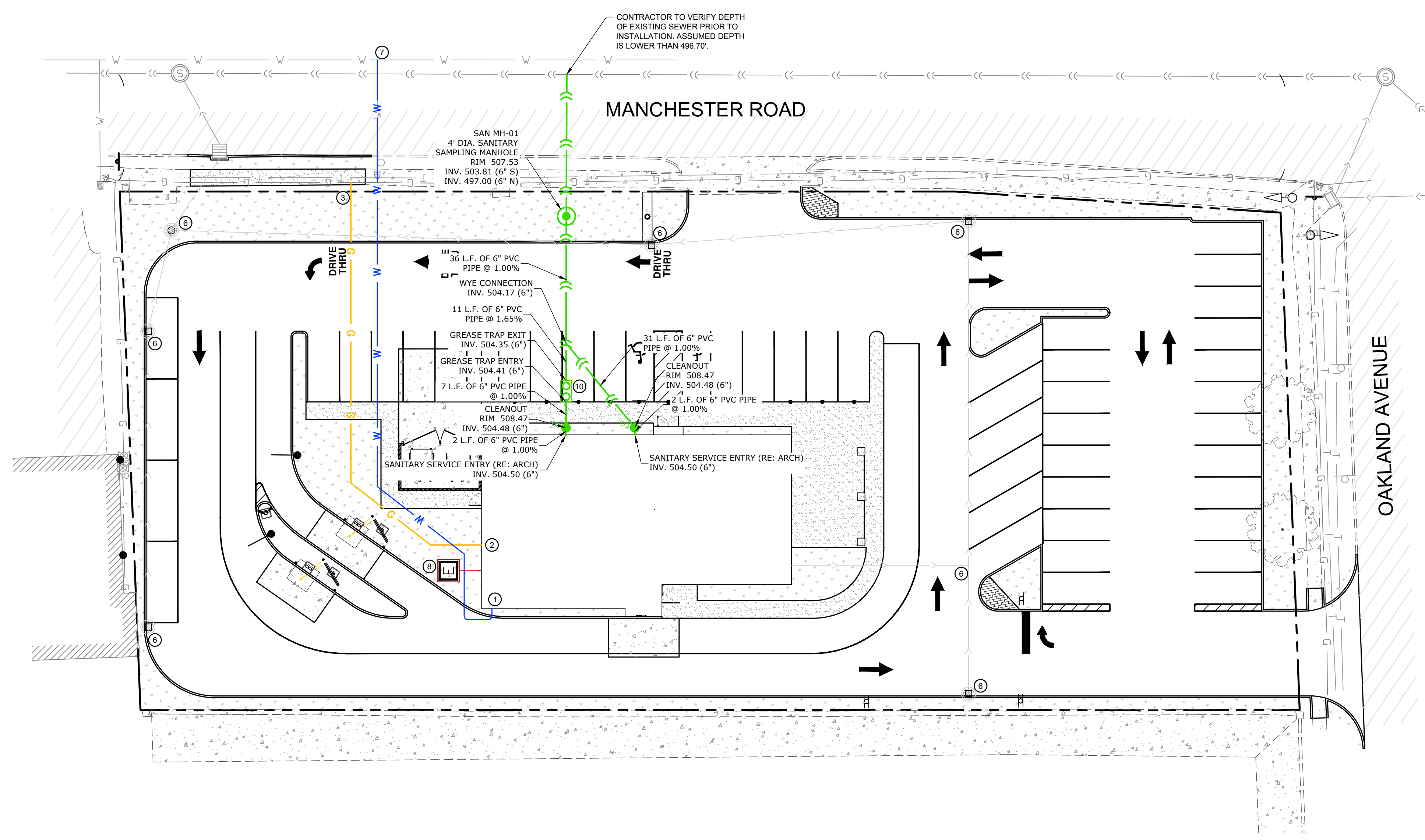
- | | | | |
|-------|---------------------------------------|---|--|
| --- | PROPERTY LINE | ⊗ | EXISTING FIRE HYDRANT ASSEMBLY |
| — | EXISTING WATER MAIN | ⊗ | EXISTING WATER VALVE |
| — W | PROPOSED WATER SERVICE | ⊕ | PROPOSED WATER VALVE |
| — | EXISTING SANITARY SEWER | ⊕ | EXISTING MANHOLE OR 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) |
| — | 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

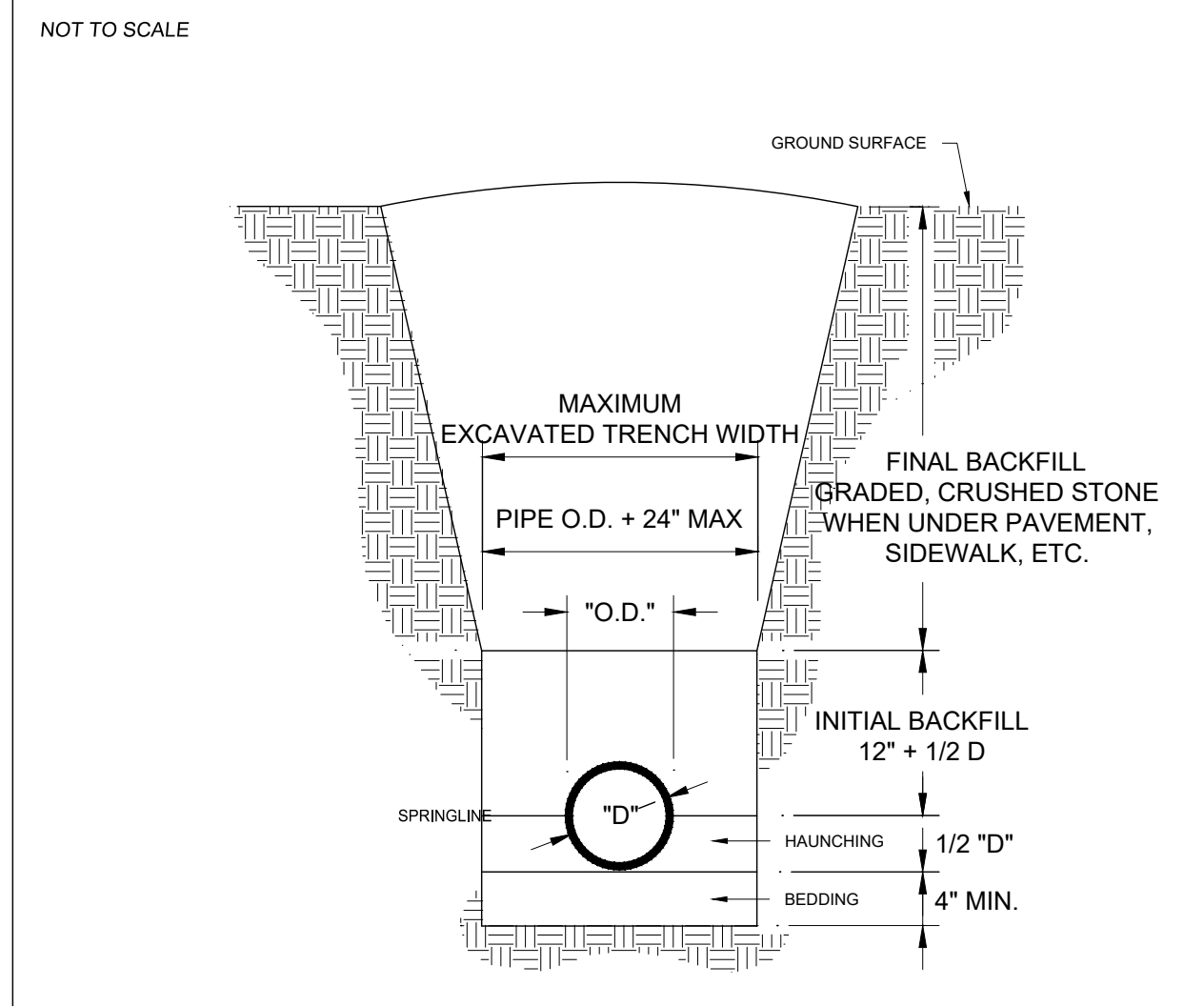
- PROPOSED 2" C909 PVC WATER SERVICE, CONNECTED TO THE EXISTING WATER MAIN.
- GAS SERVICE ENTRY AND METER (RE: ARCH)
- PROPOSED GAS SERVICE (COORDINATE INSTALLATION WITH SPIRE PRIOR TO CONSTRUCTION)
- PROPOSED ELECTRIC SERVICE (CONTRACTOR TO COORDINATE CONNECTION WITH AMEREN PRIOR TO CONSTRUCTION)
- 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

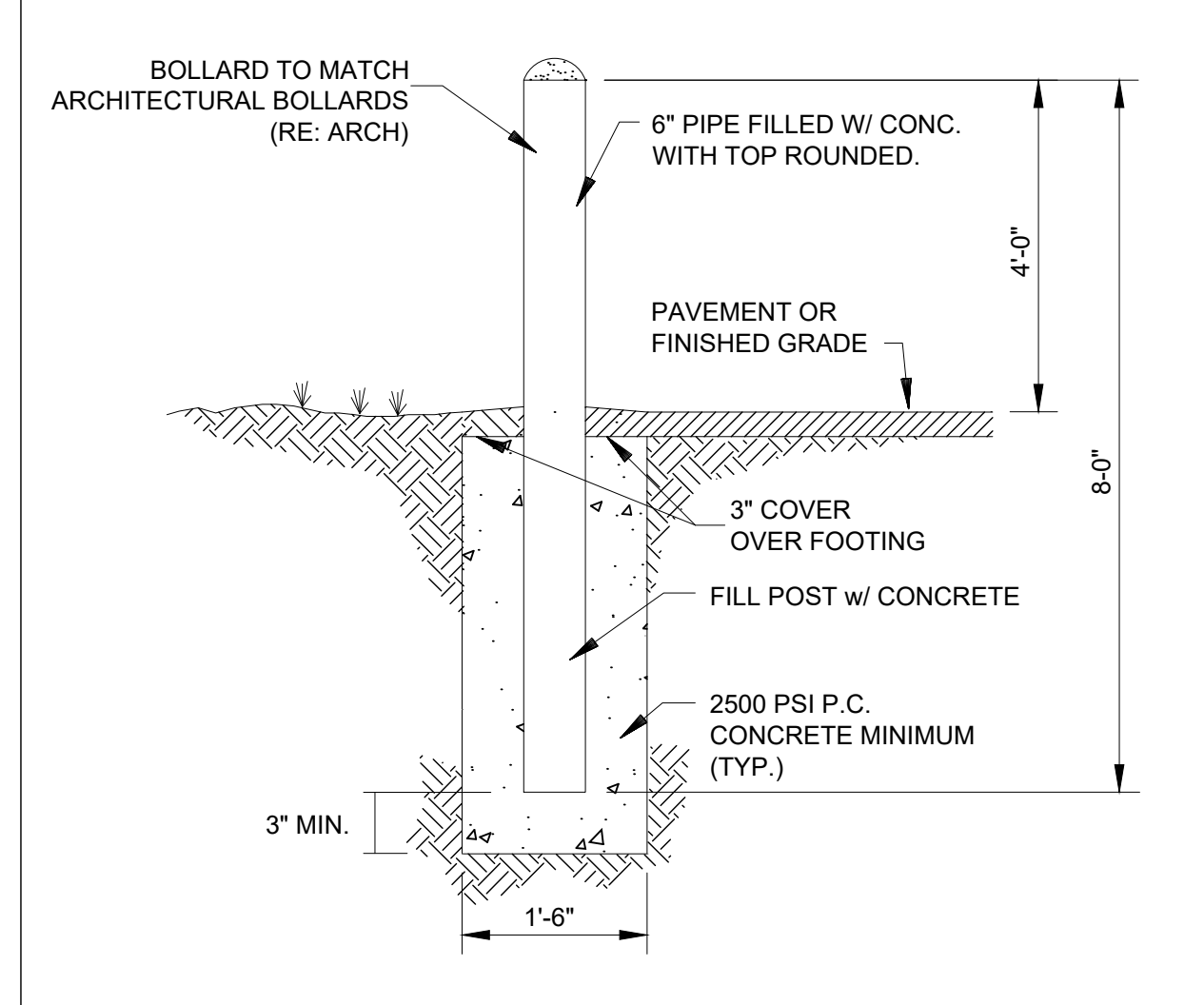
- THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE RIGHT-OF-WAY, AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
- ALL PRIVATE 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.



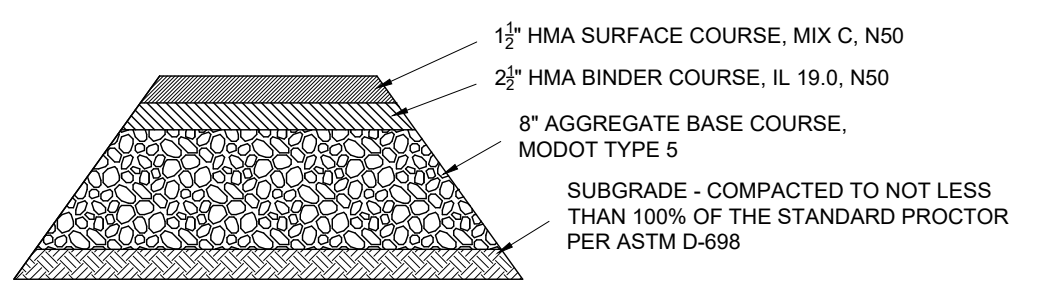
PIPE EMBEDMENT DETAIL



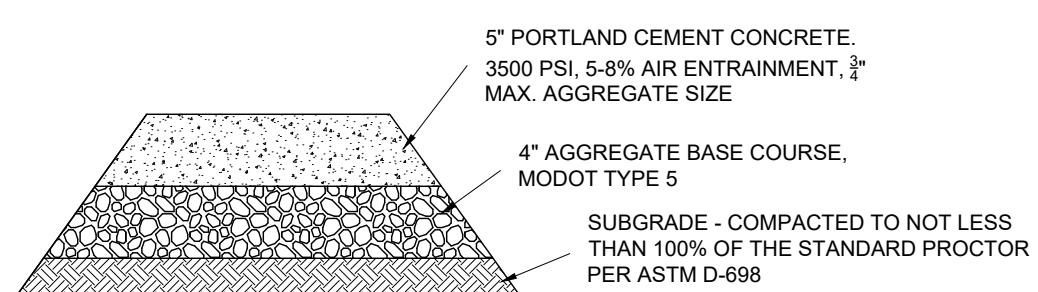
BOLLARD DETAIL



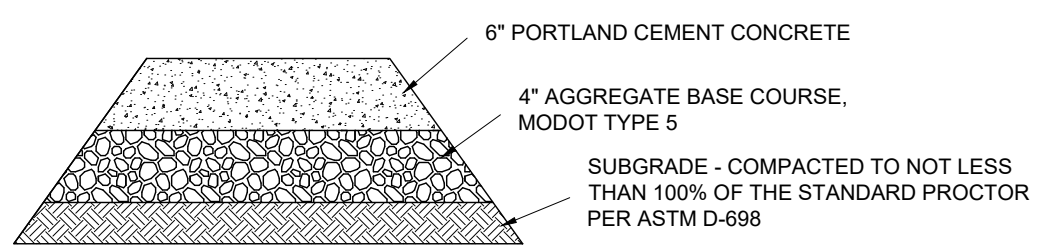
PAVEMENT DETAILS



ASPHALT PAVEMENT



CONCRETE SIDEWALK

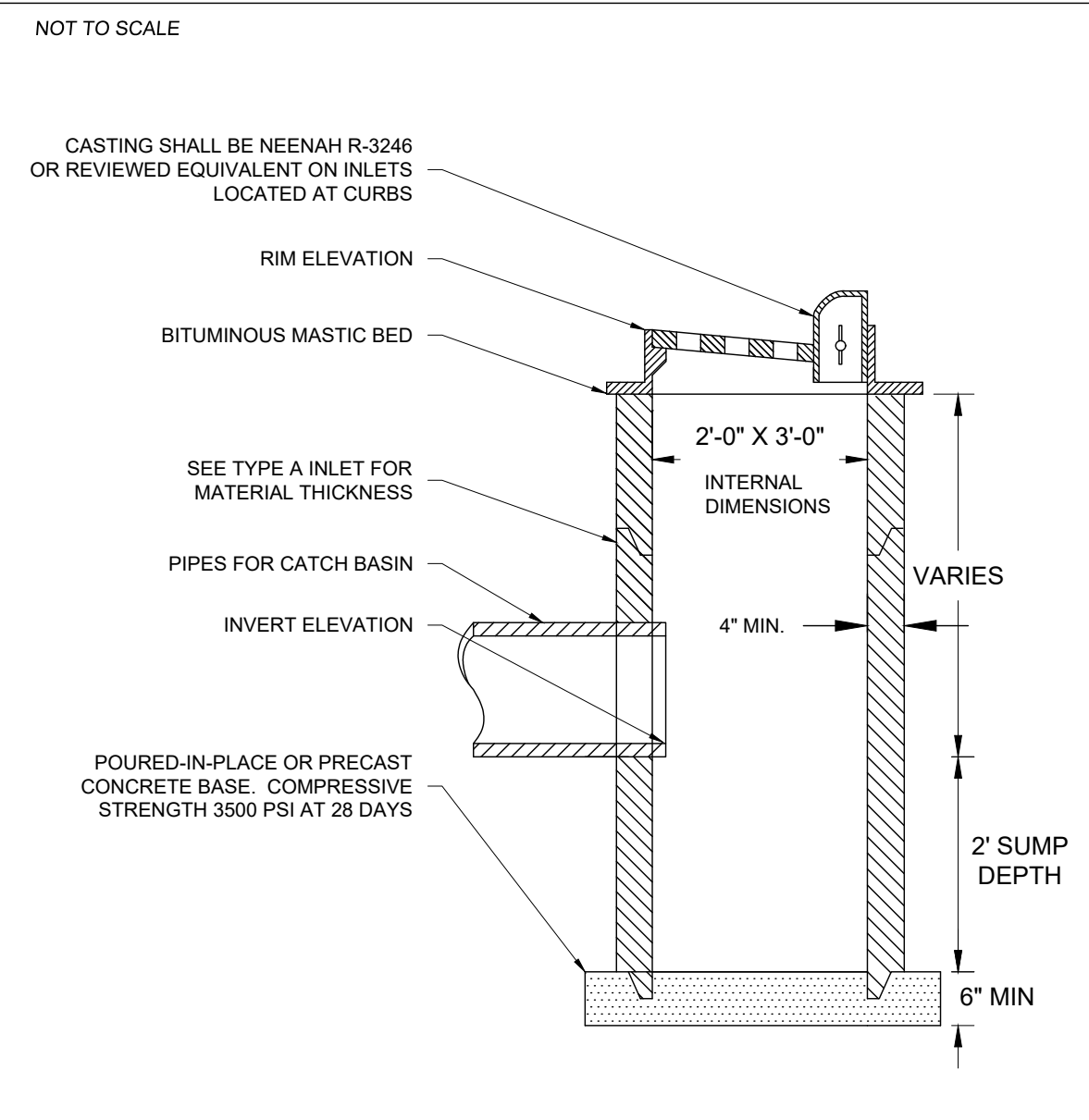


CONCRETE PAVEMENT

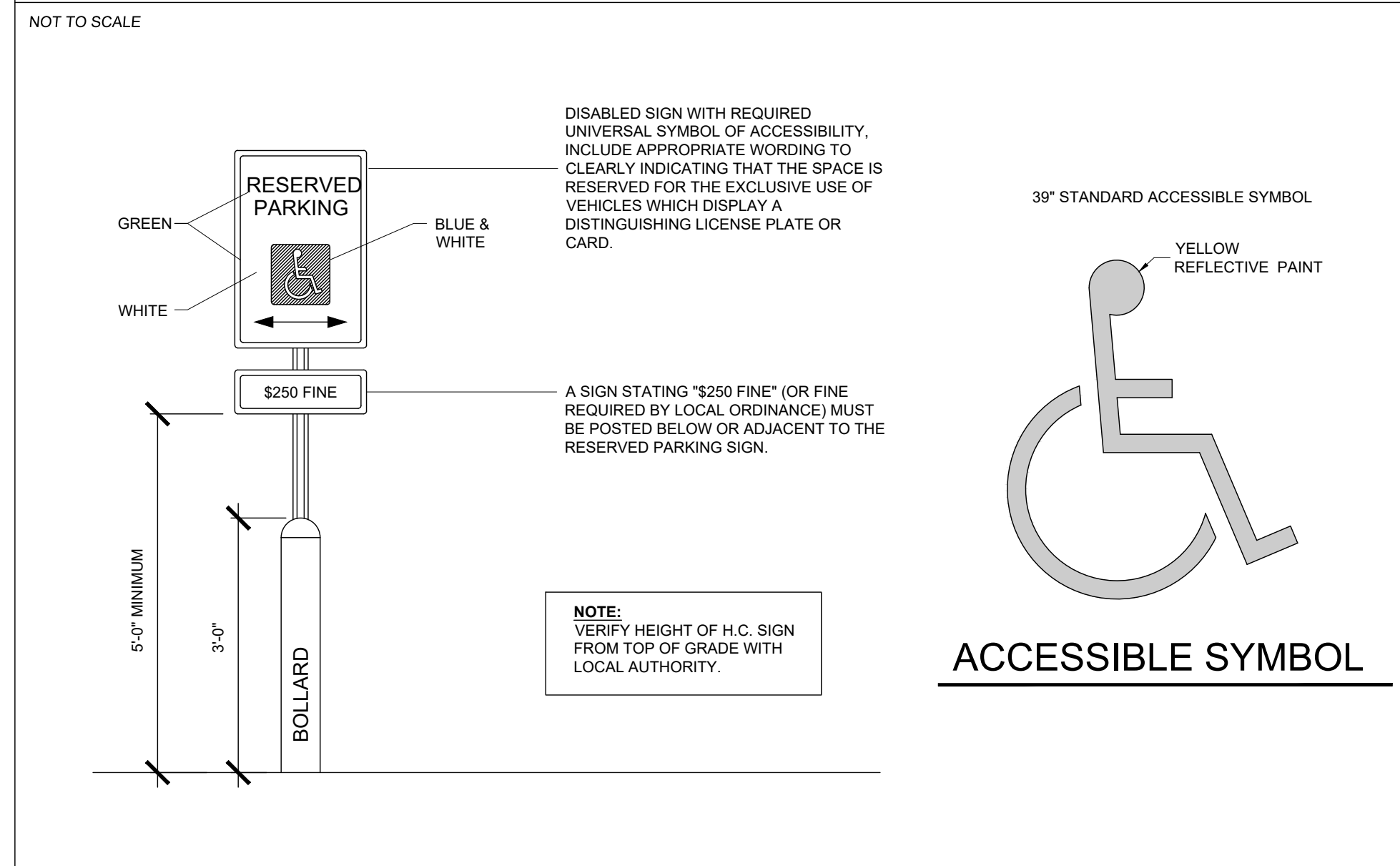
ALL CONCRETE SHALL ADHERE TO THE FOLLOWING:

PORTLAND CEMENT CONCRETE MIN. 4,500 PSI AIR ENTRAINMENT AT 14 DAYS (SURFACE TO RECEIVE LIGHT BROOM FINISH) WITH SYNTHETIC FIBERS SHALL BE TYPE II ACCORDING TO ASTM C1116. SYNTHETIC FIBERS SHALL HAVE A MINIMUM LENGTH OF 1/2" AND A MAXIMUM LENGTH OF 3/4". THE SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AND MIXED PER THE MANUFACTURER'S RECOMMENDATION AND SHALL BE ON IDOT'S QUALIFIED PRODUCT LIST. THE MAXIMUM DOSAGE RATE IN THE CONCRETE MIXTURE SHALL BE 1.5 LBS / CU. YD.

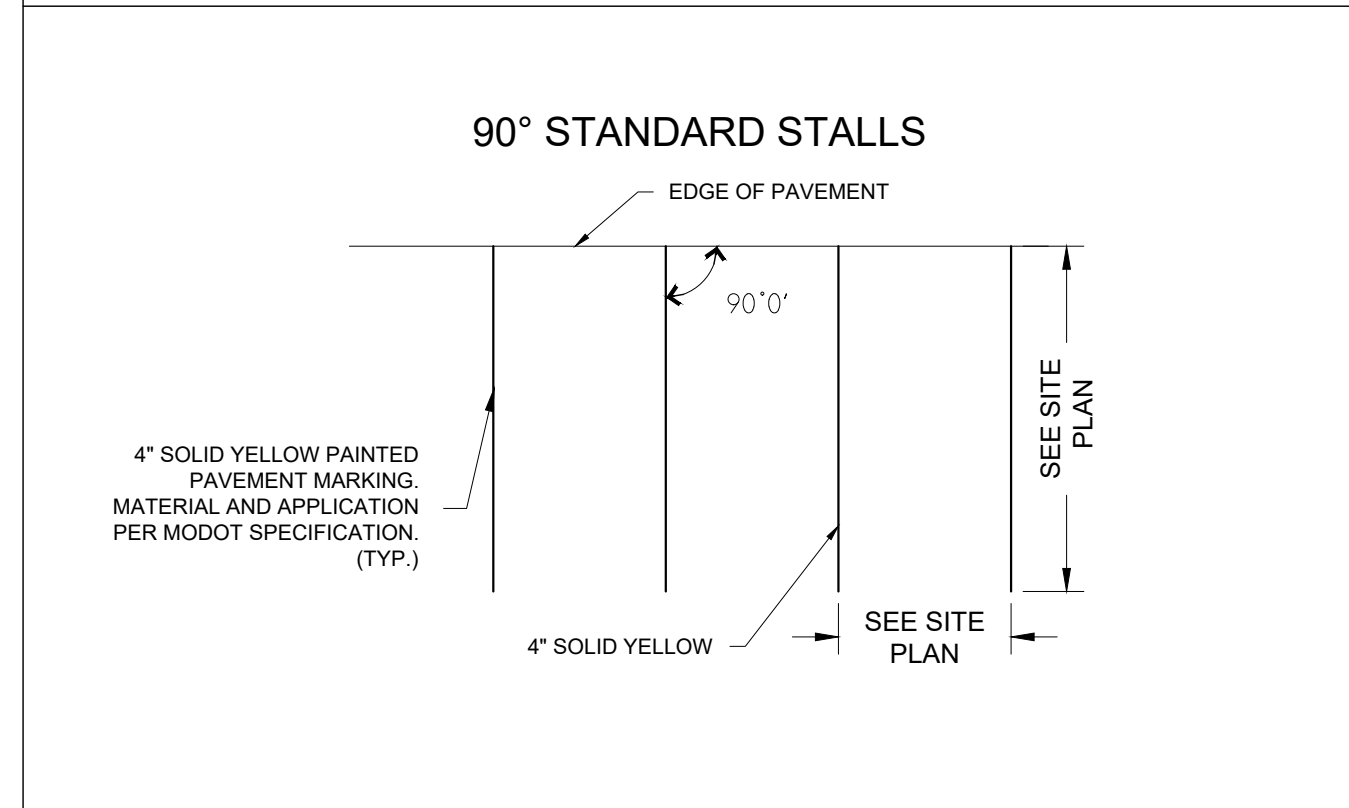
INLET (2' X 3' BOX STRUCTURE)



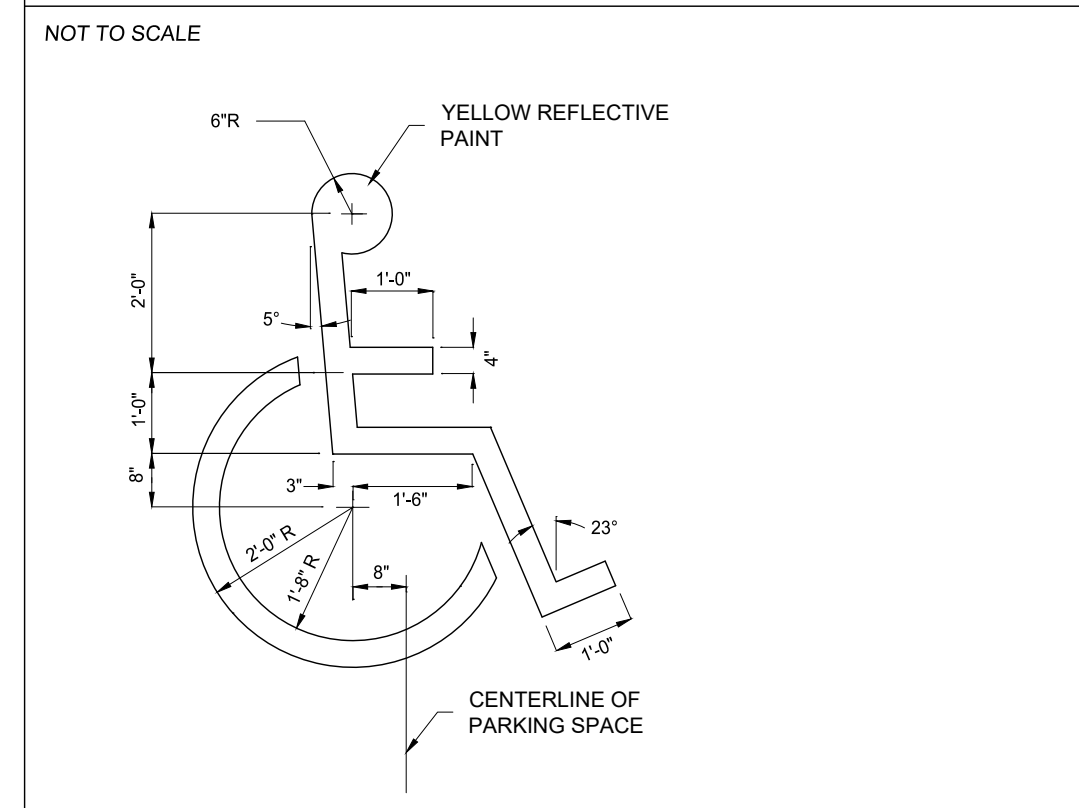
ACCESSIBLE PARKING SIGN DETAIL



TYPICAL 90 DEGREE PARKING STRIPING DETAILS



TYPICAL ACCESSIBLE SYMBOL DETAIL



ARC DESIGN RESOURCES INC.

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LOVES PARK, IL 61111
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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
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

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

CONSULTANTS

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SHEET TITLE

DETAILS

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PROJECT NUMBER
SHEET NUMBER

26001

C-09

PROJECT NAME
OWNERS NAME

CULVER'S OF MAPLEWOOD

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MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST STADIUM AVENUE
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PROJECT NUMBER
SHEET NUMBER

26001

C-11

ELEVATION

PLAN

GRADE RING SECTION

ADJUST TO GRADE

METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

Dr. S.A.M.
Ch. P.W.S.

2009 SHEET 19

PLAN

SECTION A-A

LINE MANHOLE
PIPE SEWERS 8"-24" DIA.

METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

Dr. WSH/SAM
Ch. J.C.K.

2009 SHEET 7

PLAN

ELEVATION

PRECAST MANHOLE
ON EXISTING PIPE

METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

Dr. S.A.M.
Ch. P.W.S.

2009 SHEET 18

SECTION A-A

SECTION B-B

SECTION C-C

STANDARD CAST IRON
INLET COVER

STANDARD CAST IRON MANHOLE COVERS

CAST IRON COVERS FOR
MANHOLES AND INLETS

METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

Dr. RGW/SAM
Ch. J.C.K.

2009 SHEET 48

SECTION A-A

SECTION N-N

SECTION F-F

DETAIL OF CONTINUOUS
ANCHOR FOR ANGLE SEAT

GRATE INLET FRAME

S 8 x 23 STEEL BEAM
FOR CENTER SUPPORT OF
6 OR 8 GRATE INLET

TABLE FOR SIZES OF FRAMES

2 GRATE = 30-1/2" x 30-1/2"
3 GRATE = 30-1/2" x 45-1/2"
4 GRATE = 30-1/2" x 60-1/2"

DETAILS OF INLET
FRAME AND GRATES

METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

Dr. RGW/SAM
Ch. J.C.K.

2009 SHEET 41

PLAN

SECTION A-A

ELEVATION

DETAILS OF STEEL GRATE

METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

Dr. RGW/SAM
Ch. J.C.K.

2009 SHEET 42

PLAN

ELEVATION

END VIEW

SECTION A-A

CAST IRON SIDE INTAKE
UNIT FOR GRATED INLETS
249 LBS.

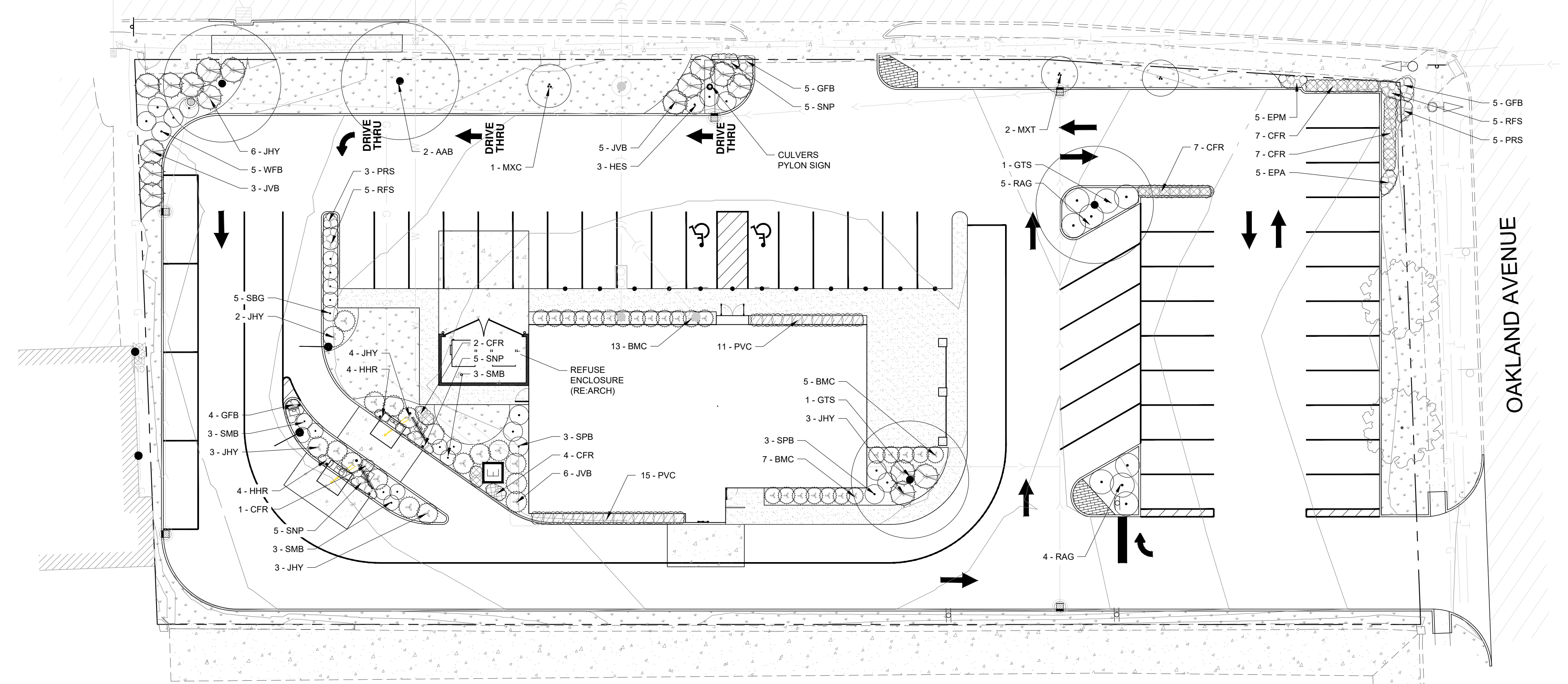
METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

Dr. RGW/SAM
Ch. J.C.K.

2009 SHEET 46

MANCHESTER ROAD

OAKLAND AVENUE



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Amending Chapter 50 of the Code of Ordinances to Regulate Alternative Vehicles**

Bill 6334 was given first and second reading at the June 9 meeting with no changes and was read unanimously. The ordinance amends Section 50-94 and adds Section 50-98 to the Code of Ordinances to establish a comprehensive regulatory framework for alternative vehicles, including bicycles, electric bicycles, electric scooters, electric micromobility transportation devices, EPAMDs, motorized alternative vehicles, hoverboards, and all-terrain and utility task vehicles.

The ordinance defines these vehicle types, designates where each may be operated (restricted corridors, residential streets, sidewalks, the high-pedestrian business district, city parks, the Deer Creek Greenway, and private property), and establishes requirements for helmets, equipment, signaling, and parental responsibility. It also adds a new distracted riding provision prohibiting texting, phone calls, and similar device use while operating a covered vehicle, and sets out enforcement provisions that prioritize education and voluntary compliance over citations.

Following adoption, staff will launch a public education campaign to inform residents of the new regulations, including where each vehicle type is and is not permitted. Staff will also share materials with the Maplewood Richmond Heights School District should the district wish to include information in its own communications to families.

BILL NO. 6334
ORDINANCE NO. 6125

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

EXHIBIT A

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.

(l) 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 corridors¹	Residential streets	Sidewalks	High-pedestrian district sidewalks²	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.

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Selection of Municipal Advisor for Proposition M Bond Referendum Planning**

Staff is presenting a recommendation to select Northland Securities, Inc. as the City's municipal advisor in connection with Proposition M bond referendum planning and, if the measure is approved by voters, the subsequent issuance of general obligation bonds.

The City issued a Request for Proposals for municipal advisory services on June 3 with proposals due June 29. Five firms submitted responsive proposals: WM Financial, Columbia Capital Management, Northland Securities, LJ Hart and Company, and Stifel. Finance Director Alexis Miller led the evaluation process. Proposed fees ranged from \$10,000 to \$32,750 for bond issuance advisory services, with additional fees proposed by some firms for preparation of the Official Statement.

Staff recommends Northland Securities based on competitive pricing, demonstrated ability to meet the full scope of the RFP, firm depth, and the creativity and range exhibited in both the proposal and the interview process. Northland's base fee for bond issuance is \$24,000 for bond amounts up to \$12,000,000, with no additional retainer or pre-issuance fees. Northland has recommended that Gilmore & Bell — which serves as the City's bond counsel and provided disclosure counsel services on the Series 2024 Prop S financing —serve as disclosure counsel at a quoted cost of \$15,000, which is the same fee the City paid for those services in 2024.

Northland has already conducted substantive advance work on the City's financial profile, including a review of existing debt obligations, assessed valuation trajectory, and debt capacity analysis relative to Missouri's constitutional limitation.

Staff's recommendation reflects a judgment that Maplewood's needs in this engagement extend beyond execution of a single bond sale. The City requires a comprehensive analysis of existing debt obligations and tax levies, modeling of multiple financing scenarios at potentially different project scopes, and creative approaches to meeting capital needs while minimizing taxpayer burden. Northland's proposal demonstrated both the analytical depth and the expertise to meet that broader mandate. While other firms demonstrated similar drive and creativity, Northland's competitive pricing and interview performance made them the committee's unanimous choice. The contract term runs through June 30, 2027, with options to renew for up to three additional one-year periods. The City may cancel with thirty days' written notice.



MAPLEWOOD
MISSOURI

**City of Maplewood, Missouri
Request for Proposals
Municipal Advisory Services**

Presented By:

**Northland
June 29, 2026**



Member FINRA and SIPC | Registered with SEC and MSRB

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COVER LETTER

June 29, 2026

Alexis Miller, Director of Finance
City of Maplewood
7601 Manchester Road
Maplewood, MO 63143
314-646-3606

RE: City of Maplewood, Missouri – Proposal to Serve as Municipal Advisor

Letter of Transmittal

Dear Lexie:

Northland Securities, Inc. is pleased to submit our proposal to provide Municipal Advisory Services to the City of Maplewood, Missouri (the “City”).

Missouri municipalities are fortunate to have their choice of qualified advisory firms. While the services and capabilities of these firms may look similar, there are important differences. What distinguishes Northland from other firms is how we provide service to our clients. Our proposal reflects the Northland differences in several ways.

Philosophy. Northland approaches each project with a standard of excellence. We constantly strive to provide a level of service that exceeds expectations. We find that being a municipal advisor within a larger financial firm that is an active participant in the bond market makes us better equipped to structure bond sales to achieve favorable outcomes for our clients.

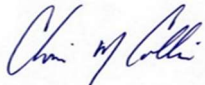
Reputation. While we believe that our philosophy is right for the City, we recognize that lived experience speaks volumes. The examples of our client service in this proposal will demonstrate how Northland puts values into actions.

Integrity. Finally, and most importantly, the Northland difference is the people. We believe that the high caliber of the professionals that will work with the City exemplify Northland’s values and the City will benefit from their knowledge and expertise. We will provide the resources in debt management, financial planning, and development needed for an effective team.

Thank you for this opportunity to submit our proposal. Northland is excited to work with the City of Maplewood, and we are prepared to devote substantial time and resources to ensure the success of each financing. Please feel free to contact us if you have any questions or need additional information.

Sincerely,

Northland Securities, Inc



Chris Collier
Managing Director, Public Finance
ccollier@northlandsecurities.com
(612) 851-5977



Jordan Thurow
Director, Public Finance
jthurow@northlandsecurities.com
(414) 908-0409



1) FIRM BACKGROUND AND STAFFING

(4)(a) Description of the firm including securities licenses, qualifications the firm maintains, and municipal advisory experience

Firm Overview

Northland is both a registered municipal advisor and a broker-dealer that has been a leading underwriter of municipal bonds in the Midwest for over a decade. Northland connects issuers and investors through negotiated underwritings, private placements, and competitive sales. We provide a complete array of financial advisory services coupled with an understanding of municipal securities which only comes from underwriting bonds.

Our professionals are committed to integrity and accountability to clients, industry regulators, investors, and employees. We strive to provide exceptional value in everything we do. We invite you to learn more about the factors which distinguish Northland from other public finance firms.

Northland's philosophy is built on the guiding principles of providing direction and producing results. Today, those principles have never been more important. Northland provides direction to help our clients navigate challenges and seize opportunities.

Northland Public Finance, a division of Northland Securities, Inc., is well positioned to blend the capabilities and market insights of a full-service broker-dealer with the array of services provided by a municipal advisor. Northland Securities, Inc. is a subsidiary of Northland Capital Holdings, Inc. First National of Nebraska, Inc. ("FNNI"), is the parent company of Northland Capital Holdings, Inc.

Northland's services go well beyond debt issuance and management. We help local governments create plans to make best use of limited financial resources. We help communities use the available finance tools to implement and achieve public infrastructure plans and economic development, redevelopment, and housing strategies and objectives.

Northland has the experience, qualifications, and capacity to meet the requirements of the RFP. Our objective is to not just meet your service needs but to exceed expectations for outstanding service.

Our approach to fulfilling the scope of services is to have a senior advisor for the City supported by analysts and associates, to ensure we achieve our objective of exceeding expectations for outstanding service to the City of Maplewood. If selected, the local senior advisor for the City will be Chris Collier. Chris has extensive experience and expertise in each of the service areas identified in the RFP. Mr. Collier will be directly involved in all service to the City including in the development of the plans, project financing, and preparation of all deliverables, and available to attend all meetings in person as needed.

Northland has an advising history that is extensive and varied. Each situation is approached with the flexibility and attention to detail that are essential for effective planning. We view each public finance scenario as unique to both the issuer (our client) and the ever-changing market conditions. Within the context of the City's current and future needs, we believe the most comprehensive advisory services available can be found in Northland's team-based approach and broad experience.

Northland is a member of Financial Industry Regulatory Authority (FINRA) and Securities Investor Protection Corporation (SIPC) and is registered with the Security and Exchange Commission (SEC) as a Municipal Advisor and the Municipal Securities Rulemaking Board (MSRB). The key team members that will serve the City are Registered Municipal Advisor Representatives (Series 50). The team members also hold other licenses, including General Securities Representative (Series 7) and Uniform Securities Agent State Law (Series 63), among other licenses.

Northland has approximately 50 public finance professionals serving local governments. Our employees meet professional and testing standards and possess all required licenses and permits to perform requested services in the RFP.

Presence within Missouri

As previously mentioned, Chris Collier would serve as lead advisor to the City. Chris currently leads Northland’s Missouri public finance efforts and has extensive experience working with Missouri municipalities over the last 25 years. Chris’s clients include City of O’Fallon, City of Chesterfield, City of Washington, City of Salem, and City of Cuba, Missouri.

Availability to City of Maplewood

Northland is ready to step in on day one to review projects and funding options with the City and the City’s staff. Mr. Collier lives in the St. Louis region and will be available to meet in person as needed and as requested.

2) DISCLOSURES

(4)(b) Disclosure of any regulatory enforcement actions, consent orders, censures, suspensions, or material compliance matters within the past five years

Northland has not been involved in litigation arising out of its role as a managing underwriter of municipal offerings over the past five years. The professionals assigned to the City’s engagement have not been involved in any legal or disciplinary events with a securities regulatory body in the last 5 years.

3) RESUMES

(4)(c) Resume of professional(s) that will be assigned to the transaction. List of issues for which the individual(s) has served as municipal advisor on a competitive bid process in the past three years, including specific relevant experience

Chris Collier will lead our team and serve as the primary contact, committing all of Northland’s resources to the City. Chris will be supported by Jordan Thurow, Director and Carrie Eikerman, Senior Manager of Public Finance Operations, who will provide additional transaction support.



Chris Collier – Lead Advisor & Primary Contact | St. Louis, Missouri
Managing Director | (612) 851-5977 | ccollier@northlandsecurities.com

Chris Collier is a Managing Director, joining the firm in 2024 to head up our St. Louis team. Chris has worked in public finance since 1999, providing debt advisory and investment banking services to governmental entities, hospitals, private colleges, universities and K-12 school districts. Chris works with a variety of Midwest municipalities on a full range of

debt offerings, including general obligation, revenue, lease transactions, tax-increment financings and short-term borrowings. As a producing banker, Chris has participated in 378 transactions with a combined par amount of \$16.2 Billion (including 13 as Municipal Advisor with a combined par amount of \$365 Million). Some of his Missouri clients include Ranken Technical College, City of Chesterfield, Chesterfield TDD, City of O’Fallon, St. Louis Community College, Kirkwood School District, Scenic Regional Library District, Creve Coeur Fire Protection District, and City of Cuba, Missouri.

Chris earned his Bachelor of Science degree in Mathematics from the University of Kansas, and his Masters in Business Administration from Lindenwood University. He holds and maintains the FINRA Series 7 General Securities Representative, Series 50 Municipal Advisor Representative, Series 53 Municipal Securities Principal, and Series 63 Uniform Securities State Law Examination.



Jordan Thurow – Director

(414) 908-0409 | jthurow@northlandsecurities.com

Jordan Thurow is a Director for Northland Securities, joining the firm in 2026. Jordan has worked with municipalities, counties, school districts, and technical colleges across Wisconsin on both municipal advisory and debt issuance engagements. With more than nine years of experience in public finance, his areas of expertise include debt structuring, refunding analysis, defeasance execution, TIF pro forma modeling, credit analysis, and the management of competitive, negotiated, and private placement transactions.

Prior to joining Northland, Jordan served as a Quantitative Analyst at Robert W. Baird & Co., where he supported more than 510 debt transactions and over 130 defeasances throughout the state of Wisconsin on behalf of Wisconsin public sector clients. Prior to Baird, Jordan served as a Portfolio Advisor at PMA Securities.

Jordan earned his Bachelor of Business Administration in Finance from the University of Wisconsin–Whitewater. Jordan holds and maintains the FINRA Series 7 General Securities Representative, Series 63 Uniform Securities Agent State Law Registration, Series 50 Municipal Advisor Representative, and Series 52 Municipal Securities Representative.



Carrie Eikerman

Senior Manager, Public Finance Operations

(402) 415-6439 | ceikerman@northlandsecurities.com

Carrie Eikerman is a Senior Manager, Public Finance Operations for Northland Securities, joining the firm in December of 2024. Carrie assists municipal issuers with the process of issuing new debt. Carrie works with cities, counties, school districts and utilities with the issuance process and coordinates all documentation needed from the earliest stages of a financing through the final closing.

Carrie has worked in the financial industry for over 30 years. She has dedicated 8 years working specially within the public finance area. Carrie has worked alongside issuers, bankers and bond attorneys in various states to ensure a bond deal stays on track and has a successful close.

Carrie holds and maintains the FINRA Series 7 General Securities Representative, Series 27 Financial and Operations Principal and Series 63 Uniform Securities Agent State Law Registration.

Competitive Sale Experience

Chris Collier, the primary contact for the City, has worked with municipal issuers throughout the St. Louis region for over 25 years. These financings include negotiated and competitive sales, and direct placements. This extensive experience will be of value to the City of Maplewood as the City reviews funding options, and structures the bonds for potential competitive offering. Locally, Chris has completed competitive sales for the City of O’Fallon, the City of Chesterfield, Kirkwood School District, and Creve Coeur Fire Protection District.

In addition, Jordan Thurow, Director of Public Finance for Northland has considerable experience structuring and completing competitive sales. Since 2023, Jordan has participated in 73 competitive sales, with a combined par amount of \$429 million. This extensive experience will be of value to Maplewood in structuring the financing and the notice of sale to maximize participation while providing the City with the greatest amount of flexibility.

Please see Appendix A for a detailed listing of these financings.

4) SCOPE OF SERVICES

(4)(d) Describe the services your firm proposes to provide and experience supporting bond referendum planning and financial analysis, including debt capacity studies, tax impact modeling, and preparation of financial materials for public presentations

Financial Planning and Debt Management Services

Northland believes that successful planning is crucial to achieving financial strength and agility for the City. Northland’s staff has designed and led a wide range of planning projects, both as staff to municipalities and as consultants. Our professionals offer a broad range of experience and technical skills. We have the ability to analyze complex financial planning issues and the communication skills necessary to convert these complex matters into useful decision-making materials. Related to financial planning, Northland’s planning experience and expertise includes:

- Development of financial models related to bond issuance scenarios
- Consultation and analyses related to taxable and tax-exempt bond issuance considerations
- Guidance on evaluation of private activity and private payment factors
- Evaluation and estimation of collateral or reserves necessary for successful financing
- Evaluation and estimation of fees associated with each scenario and model developed
- Evaluation and estimation of bond capacity with each scenario and model developed
- Long-term financial plan development and updates
- Development of policy and procedures
- Rate and fee studies
- Revenue diversification studies and recommendations
- Tax impact and pay-go analysis for capital improvement financing
- Structuring of debt to meet specific objectives
- Feasibility analysis for capital planning for potential projects
- Evaluation and recommendation of a rated issuance versus an unrated issuance, including an evaluation of cost/benefit
- Credit rating impact examination

Debt Issuance Development and Oversight Services

Advising municipal issuers on debt issuance requires practical knowledge of state law, federal securities regulations, local government finance, and municipal bond markets. The depth of knowledge in these areas only comes from exposure and experience. We will help the city understand the options and implement the approach that best fits your needs. Our services include planning and development, marketing, bond closing, investment program/continuing disclosure, arbitrage assistance, post issuance compliance, and other services as required.

When it comes to debt issue development and oversight services, it is important to note that our lead team members actually perform the detailed work on the analysis themselves. This is true for debt issuance services as well as across the scope of services to be provided to the city. Our service model provides us a more comprehensive view of the moving parts within a client's overall profile and leads to guidance that is better tailored to unique circumstances. We are able to do this because we have highly skilled professionals with a broad range of experience and access to professionals within the Northland firm that participate daily in the bond market.

Debt Issuance Planning and Development

On the surface, the services offered by many firms may look the same – structure the issue, prepare the official statement, get a rating, conduct the sale, prepare closing document and deliver funds. Looking a little deeper, you will find fundamental and important differences between Northland and other firms. These differences matter in selecting the right municipal advisor.

Northland takes a proactive approach to debt issuance and management. We have found that an ongoing dialogue between Northland and the issuer creates the best results. Being aware of the City's borrowing plans and different funding options allows us to look for opportunities and avoid difficulties. Structuring a bond issue with a 20-year term, level annual debt service and a 10-year call is relatively easy. However, there is much more that goes into a successful bond issue for the City. Northland's public finance professionals strive to thoroughly understand every project.

What are your objectives for this issue? Timeliness of receiving bond proceeds? Matching debt service with revenues? Lowest debt service expense? Managing overall tax impacts? The right solution means knowing what you want to achieve.

What is the basis for project costs to be funded with bond proceeds? The basis for costs must be considered in the finance plan. Are the costs based on engineer's estimates, construction bids or final expenditures? Do the estimates include finance expense? When will construction bids be obtained? What is the risk of bids exceeding estimates? What happens with excess proceeds if costs fall below assumption used to size the bond issue?

What assumptions determine the flow of revenues to pay debt service? Every revenue source is different. Understanding the parameters that shape the flow of funds is essential. What actions are needed to authorize the revenues? When will they be taken? When is revenue first available? Is capitalized interest needed? What factors could cause revenues to be different than projected?

Marketing of Bonds

Even high quality, seasoned issuers need to consider market response to a competitive sale. The question is not attracting bidders, but rather what are the most favorable terms for the issuer that do not diminish interest in your bonds? Rather than use the standard ten-year call, is an earlier call date possible to enhance future debt management options? Are the bidding parameter requirements appropriate? Are premium or discount bids likely, are any limits appropriate, and how should the premium be used?

Northland will provide City of Maplewood with informative bond market insights and guidance. Northland's public finance professionals gain direct and real-time bond market information from daily interactions with Northland's trading and sales professionals. When preparing for a competitive bond sale we look behind the scenes to understand investor interests and Missouri bond market issues. Even for excellent credits, this knowledge is essential and valuable for working with underwriters that may purchase the City's bonds. We understand the importance of well written bidding parameters. Dynamic market conditions affect every issuer. Tax reform and regulatory changes impact investors in municipal bonds. Changes in interest rates may be long term trends or temporary blips. Northland translates market knowledge into tangible benefits for our clients in our approach to the debt issuing process.

Our team has the experience and expertise to provide leadership to the City in a negotiated sale process, if the City determines that this type of sale is a preferred method for a specific financing. We believe the most critical role of the municipal advisor in a negotiated sale is first to assist with the selection of the underwriter(s) and then to provide expertise on the pricing and marketing of the bonds. We research options to mitigate financing risk and present a comprehensive solution that meets the financing objectives. In a negotiated sale process, interest cost is important, but it may not always be the most important factor. Other terms, such as call date, premium pricing, are all important considerations.

Northland's negotiated sale participation in the bond market complements our ability to provide advice when serving as municipal advisor. We understand multiple credit types across a broad geographical footprint. We know how to communicate with an underwriter in a negotiated sale process about pricing and underwriting risk to the benefit of the City. Our team will help the City understand an underwriter's diversity of distribution, and why it matters. With the investor shift, post-tax reform, the importance of diversified distribution to replace the diminished bank interest in municipal bonds, primarily in the first ten years of maturing principal, is important.

Bond Closing

Northland ensures that the bond closing process is done properly and efficiently for each and every bond issuance we provide closing services. This includes coordinating the bond closing process with the City's bond (legal) counsel, including processing of all documents and registration, and verification of funds. We understand the importance of a well-organized process and always seek to exceed our client's expectations in meeting your needs and achieving results.

Investment Program/Continuing Disclosure

Northland proactively provides advice and guidance to our clients so that the investment program, arbitrage rebate management, and continuing disclosure are considered as part of an issuer's overall financing strategy. We believe that effective management and compliance occurs in planning and issuing bonds, not five years later when a rebate payment is required. To this end, all possibilities for maximizing retainable earnings on the investment of bond proceeds are explored prior to the closing of a bond issue.

Investment Program

We believe that managing debt proceeds over the duration of a project is as important as the debt issuance itself. The adherence to the principals of safety, liquidity and yield, in that order, always comes first when considering options to generate earnings while operating in full compliance with applicable regulations. We will work closely with you to ensure adherence to these principals and policy of the City. Our services include assistance with development and evaluation of policy and strategy, as well as tools to assist with monitoring asset allocation and performance.

These possibilities include, but are not limited to, structuring the investments of bond proceeds to best ensure compliance with one of the various spending exceptions to the rebate requirement, properly matching liabilities and assets, and taking advantage of various elective options available under applicable tax law. Too often an issuer's focus is on "not owing a rebate payment" when, in fact, the focus should be on maximizing earnings on bond proceeds within permitted investment restrictions and the investment policies of the issuer.

Continuing Disclosure

Northland assists clients with all aspects of compliance with the Security and Exchange Commission's Rule 15c2-12 on continuing disclosure (CD). The continuing disclosure reporting requirements for the City are set forth in the Continuing Disclosure Certificate adopted with each bond issue. Northland will carefully review the City's prior year's annual reports and we will make sure that all future reporting meets all existing commitments. For issuers who prefer to handle their own CD filings, we offer orientation and training sessions.

Post Issuance Compliance

Post-issuance compliance consists of policies and procedures designed to assist the City in complying with the federal tax requirements that apply from the date the bonds are issued until the date the bonds, or any refunding bonds, are no longer outstanding. The substantive rules can be categorized as: (a) arbitrage and rebate (which we covered above); and (b) use of bond proceeds and of bond financed facilities. Compliance with these rules must be documented by records that meet IRS requirements. We are prepared to assist the City with its post-issuance compliance procedures in order to assist in preventing, identifying and correcting possible tax violations that may occur during the term that the City's tax-exempt bonds are outstanding.

Service Approach

Our approach to advisory relationships is to focus on the whole client. This includes understanding financial objectives, investigating opportunities, and navigating challenges. We do not focus on a single transaction. We seek to meet regularly with our clients for on-going communication, even when there is not a specific project, and we do so without compensation. We find the investment of our time pays off in our ability to deliver outstanding results when our services are needed.

Plan of Finance

The ultimate objective of Northland as Municipal Advisor is to develop a sound financing program and relate that program to the bond market in such a way to obtain the lowest possible net interest cost and ideal structuring to meet the City's goals. The services we provide are designed to fulfill that objective. Listed below, please find the minimum service Northland will provide.

Review of Financing Options and Structuring

- Northland will perform a quantitative economic analysis of the financing options available to the City, the costs involved, the approximate annual debt service and provide a summary of the advantages and disadvantages of each option. Important aspects to this analysis include cash and recourse management, amortization flexibility, optionality and the cost/benefit capital access options (public offer versus private placement).
- Northland will analyze the benefit of having the financing credit-rated relative to the upfront cost and annual cost of the rating and make a recommendation to the City regarding obtaining ratings.
- As a representative for the City, Northland will assist the City in retaining the additional professional services required such as paying agent/trustee, credit rating agency, bond insurance, and bond counsel, etc., as necessary.
- Northland will present a plan of finance outlining the bond structure, bondholder security, maturity schedule, call features, credit enhancement (if applicable) and related data. Such plan shall incorporate all elements of the City's program, including legal fees, contingency allowances, financing costs, credit rating fees, paying agent fees, Municipal Advisory fees, and other issuance closing costs.

Document Preparation

- Assist the City and its bond attorney, in connection with the preparation of any necessary governing documents including authorizing resolution/ordinance, indenture of trust, and preliminary official statement (investor disclosure document).
- Northland will attend all meetings and participate in all conference calls regarding the program and provide comments on the authorizing and governing documentation including the official statement (investor disclosure), continuing disclosure agreement, etc.

Transaction Management

- Strategize a rating agency approach, and if applicable, manage the engagement of a rating agency and coordinate a video meeting that includes a short presentation before addressing rating agency inquiries.
- Solicit underwriters, if directed, to market the bonds with consideration to a syndicate of multiple underwriters. Multiple underwriters maximize the potential investor audience. And the larger the investor audience, the more demand is created, and increased demand aids in the achieving the lowest cost of borrowing.
- Advise the City, in conjunction with the underwriters, in selecting an appropriate bond marketing date considering the calendar of offerings, both within Missouri and nationally, upcoming Federal Reserve meetings and Federal holidays, to minimize conflict with competition from offerings of similar (rated) securities.
- Northland will participate in all public meetings and hearing and will be available to any potential investor, by telephone or by personal consultation, at their offices, for discussion of any aspects of the financings.

Municipal Bond Market Monitoring

Northland is both a registered municipal advisor and a broker-dealer (underwriter). Other local public finance firms are often one or the other, municipal advisor or underwriter. This difference enables

Northland to serve its clients in municipal bond market monitoring in ways other firms cannot. When Northland serves as municipal advisor to an issuer, we have fiduciary responsibility to that issuer.

Northland is involved in the municipal bond market in ways that are not possible for other firms that are solely municipal advisors. Northland's trading desk is a leading underwriter of municipal bonds. Our bond traders and sales staff have daily interactions with other underwriters and bond investors. Our public finance team draws on these internal resources for valuable and real-time insights about investor interests and market conditions. We use this knowledge to help our clients successfully achieve their borrowing objectives. Northland provides the broadest range of financing options for issuing bonds. Issuers can find the means of borrowing that best achieves their financial objectives.

Value of Underwriting Desk for Advising Clients

Because Northland is a registered broker-dealer and underwriter of new issue municipal securities, we are uniquely qualified among financial advisory firms to monitor existing transactions, provide timely market developments, recommend appropriate structures, and provide advice on the timing of offerings for our financial advisor clients. Importantly however, the firm will not underwrite any of the City's securities while serving as municipal advisor. In many ways, our municipal advisory clients have the advantage of drawing upon the advice and recommendations of not only their own underwriters, but also the underwriters on Northland's desks.

As an active participant in the municipal market, Northland will represent the City in all areas of bond pricing and sale. In addition to our extensive capital markets support throughout the negotiated sale process, Northland routinely provides our clients with pre- and post-sale analyses. This includes market information and news, economic data, and comparable transactions that are used for benchmarking purposes.

In our role as municipal advisor, the firm's capital markets group routinely provides recommendations regarding the following matters based on its active market involvement and extensive institutional investor relationships:

- Structure
- Call options and premiums
- Yields
- Coupons
- Placement of Term Bonds and pricing
- Serial Bonds and Pricing
- Capital Appreciation Bonds and pricing
- Cost effectiveness of insurance
- Credit aspects
- Underwriters' takedown and spread
- Syndicate rules
- Allocation of bonds

In short, our capital markets capabilities and expertise provide an enormous advantage to the City of Maplewood and differentiate Northland from "independent" advisory firms, which do not have principal market involvement and capabilities.

5) REFERENCES

(4)(e) Provide a list of six references for the professional(s) that will be serving the City of Maplewood

Northland believes that successful financial planning is crucial to achieving financial strength and agility for an organization, such as the City. Northland's staff has designed and led a wide range of financial planning projects. We understand the importance of developing well-conceived plans to help guide and inform decision-making. Our team offers a broad range of experience and technical skills.

Chris Collier, the lead advisor dedicated to the City of Maplewood, has worked with communities and governmental entities within Missouri since 1999. A few local examples are included below.



City of Cuba, Missouri (at Northland)

- Mr. Collier has recently been hired to act as the City's municipal advisor to explore funding strategies for the City's water and sewer system improvements required to accommodate a large residential development.
- The City had no outstanding publicly offered debt, and was three years behind on their annual audits.
- Once engaged, Mr. Collier met with city staff and presented to the Board of Aldermen explaining different funding options, the importance of maintaining current audits, and recommending the approval of a reimbursement resolution to have the ability to recoup current and future expenditures back to the City through a tax-exempt financing.
- In addition, Mr. Collier met with city's staff and reviewed the City's policies and procedures regarding their debt policy, investment policy, transfer policy, and capital planning.
- Working with the City's engineering firms to review existing water rates, current cash flows, and upcoming improvements over the next 5 to 10 years to ensure the systems function and are maintained during anticipated population growth.
- Provided data and cashflow reports to assist with the creation of a rate study for the City.
- Resulted in the City approving a slow and gradual rate adjustment to accommodate upcoming infrastructure improvements, help to increase future debt service capacity, build up fund balances, and improve the overall financial strength of the City.

Reference Contact Information:

Ms. Jennifer Basham, Staff Accountant & Bookkeeper

573-885-7432

jbasham@ci.cuba.mo.us



City of Chesterfield (at prior firm)

- Mr. Collier acted as the City's municipal advisor for refunding outstanding Certificates of Participation (COPs) to shorten the final maturity and achieve savings due to lower interest rates.
- For the first time, the City sold the COP's through a competitive sale. Previously, all financings were completed as negotiated.
- Due to the City's strong credit rating, and the competitive sale approach, the resulting True Interest Cost was the lowest of any previous financing, providing significant savings to the City.

- After the successful sale, Mr. Collier met with city's staff and reviewed the City's policies and procedures regarding their debt policy, investment policy, and capital planning.
- During these reviews, Mr. Collier identified significant savings available with transitioning paying agent services to another bank, and worked with Bond Counsel and City Staff to obtain counsel approval and investor approval to transition services to lower cost alternatives. This achieved significant savings for the City over the life of the bonds.

Reference Contact Information: **Mr. Mike Geisel, City Manager**
636-537-4711
mgeisel@chesterfield.mo.us



City of O'Fallon (at prior firm)

- Mr. Collier acted as the City's municipal advisor for providing funding for the City's water and sewer system and advance refunding outstanding Special Obligation Bonds (SOB's) to capture interest cost savings due to lower interest rates.
- During the issuance of the bonds, Mr. Collier recommended changing rating agencies from S&P to Moody's. This was suggested due to timing issues with S&P along with the improving financial position of the City.
- The result was a quick turn around and pricing to accommodate the needs of the city, and the City also received a higher credit rating from Moody's (Aa2), which is the highest rating the City has ever received from any rating agency.
- O'Fallon competitively sold the two series of bonds in November of 2020 receiving a large number of bids and achieving the lowest interest rates on the bonds than on any previous publicly offered financing.

Reference Contact Information: **Ms. Vicki Boschert, Finance Director**
636-379-5522
vboschert@ofallonmo.gov



Scenic Regional Library District (at prior firm)

- Mr. Collier has worked with the Scenic Regional Library District since 2017.
- The District was formed in 1959 by a cooperative agreement among the county library districts in those counties. In 2015, the three county library districts consolidated into a single legal entity under Missouri law.
- Mr. Collier is assisting the Library through the issuance of Certificates of Participation (COP's), for the acquisition, construction, and renovation of seven library facilities.
- The COPs were issued via a negotiated sale and were instrumental in expanding services to better meet the needs of the citizens throughout the three counties served by the District.

Reference Contact Information: **Mr. Steve Campbell, Director**
636-583-0652, ext. 1001
swcampbell@scenicregional.org



St. Louis Community College (at prior firm)

- The College received voter approval in August of 2021 to increase operating tax levy by \$0.08 to improve facilities and programs focused on healthcare, IT, financial services, biotechnology, and manufacturing.
- The increased tax levy generates an additional \$30 million per year to cover infrastructure and facilities improvements on the College's four campuses throughout St. Louis County.
- This multi-campus project was projected to cost over \$450 million, spread out over a 4-year construction timeline. Given the cost and the timing of the projects, Mr. Collier was hired as the municipal advisor to look at funding options, develop investment strategies, and work with college staff to structure a plan to minimize costs and maximize funding.
- Mr. Collier recommended delaying issuing bonds to give time to accumulate additional funds from increased tax levy while projects were being finalized and to take advantage of increasing interest rate environment. During the discussions, Mr. Collier developed and provided reports and modeling scenarios to ensure adequate cashflow for projects and added personnel costs.
- Resulted in the College accumulating over \$250 million in funds to invest and fund initial costs of the project, prior to issuing bonds. The College issued \$206 million in July of 2024 to provide final funding for the \$450 million of project costs. This strategy resulted in the College reducing the amount of borrowing by more than half of the total project costs, lowering future debt service payments and increasing cash reserves for the College.

Reference Contact Information:

Mr. Mark Swadener, Vice Chancellor for Finance and CFO

314-539-5278

[mswadener@stlcc.edu](mailto:mwadener@stlcc.edu)



Ranken Technical College (at Northland)

- Mr. Collier was hired as the municipal advisor for Ranken Technical College.
- The College had outstanding variable rate bonds, backed by a Letter of Credit and wrapped with a Swap that was refunded along with some new money needs to acquire and renovate a new building in Wentzville.
- Mr. Collier assisted the College through the process, evaluating different funding options, and developing cash-flow models to identify the structure that produced the lowest all-in cost while delivering the greatest flexibility to the College.
- During the evaluation process, we reviewed up-front costs, the terms and structures provided by different funding options, and the proposed covenants and potential collateral pledged by the College. Providing Ranken with a detailed analysis documenting each scenario to share with their Board.
- The result was unwinding the Swap to eliminate future negative losses reported on their annual financial audits, and directly placing two series of bonds (a refunding and new money) with a local bank to lock in favorable interest rates while reducing upfront costs. Due to structuring the financing through a direct placement, the College eliminated all previously outstanding publicly offered bonds with removed future annual rating fees and lowered their annual continuing disclosure requirements.

Ryan Dillon
VP of Finance & Administration

“Our recent experience (Jan – June 2025) provided us with constant communication. We always knew the current and next steps. Communication is a two-way function and we were always comfortable in asking questions to make sure we understood the process. *The team at Northland knows how to get the job done and is great at communicating their actions.*”

Reference Contact Information: **Mr. Ryan Dillon, VP of Finance & Administration**
314-286-4815
rp Dillon@ranken.edu

6) FEES

(4)(f) Provide a fee quotation.

In compliance with Municipal Services Rulemaking Board (MSRB) Rule G-42, Northland will provide the City with a municipal advisory service agreement that will include scope of work, compensation to be paid to Northland, and all required Disclosure, for each specific bond issuance. The terms in the municipal advisory service agreements, including compensation, shall be consistent with this proposal to the City.

As you review the proposed compensation for municipal advisory service below, please note that there are no incidental or hidden fees or expenses for debt issuance. For example, Northland does not charge additional municipal advisory service fees for bond series with multiple purposes. We charge the same municipal advisory service fee for a negotiated sale process as we do for a competitive sale.

The experience of our staff allows us to work efficiently and with lower total project budgets. Every bond issue will be based on the carefully conceived finance plan. The plan will be designed to meet the City’s objectives.

The fee quotes below will be in effect until the contract term is completed, as stated in the Municipal Advisory Agreement. Our agreed upon fee would not change regardless of how long it takes to complete a financing project, and the fee is payable from proceeds of the bond financing.

Par Amount	Bond Issuance Fees ⁽¹⁾
0.00 to \$12,000,000	\$24,000
\$12,000,001 & Above	\$24,000 + \$1.00 /\$1000 Bond

(1) Fee is based on an incremental increase in Bond size.

7) OFFICIAL STATEMENT

(4)(g) Indicate whether your services include preparation of the Official Statement.

Northland Securities does not prepare the Official Statement. We recommend the City engage its bond counsel to serve in a dual capacity as disclosure counsel, which is standard practice for competitive general obligation financings of this size and eliminates the need for a separate engagement.



In preparation for this proposal, we reached out to Gilmore & Bell, who has served as bond counsel in the past, and provided disclosure counsel service on the City's previous Series 2024 financing. We were provided a quote of \$15,000 to act as disclosure counsel to the City of Maplewood's upcoming bond issue.

8) ADDITIONAL FEES

(4)(h) Describe any additional fees to be paid by the City of Maplewood.

In addition to the costs of issuance identified in item (h), the City should anticipate no additional fees from Northland Securities. Our municipal advisory fee, as quoted in item (f), is inclusive of all services described in this proposal.

9) INSURANCE COVERAGE

(4)(i) Provide evidence of professional liability/errors and omissions insurance coverage and identify applicable coverage limits.

See Appendix C.

10) CONTRACT

(3.1) Please provide your form of Contract to govern the relationship.

See Appendix D.

11) OTHER

(3.2) Please provide any other appropriate or relevant information you believe will assist the City of Maplewood in selecting a financial advisor.

Deep Familiarity with the City of Maplewood's Credit Profile

Northland Securities has conducted substantive advance work on the City of Maplewood's financial profile in connection with this engagement opportunity. Our team has reviewed the City's existing debt obligations, analyzed Maplewood's assessed valuation trajectory, and developed a preliminary understanding of the City's debt capacity position relative to Missouri's constitutional limitation. We have also familiarized ourselves with the City's outstanding general obligation bond history and the structural considerations that will inform the design of the new financing program. We are not starting from zero. We arrive at this engagement with issuer-specific groundwork already in place and a clear picture of where Maplewood stands today and where it is headed.

November 2026 Ballot Timeline

The November 3, 2026 referendum deadline creates a compressed pre-election planning timeline. Contract award is anticipated July 14, 2026, leaving fewer than 16 weeks to complete debt capacity analysis, finalize the financing structure, model levy impacts, and prepare materials for public presentation and Council authorization. Northland's team is positioned to mobilize immediately upon contract execution. We have the capacity, bandwidth, and Missouri-specific expertise to meet every milestone without compromising the quality or rigor of our analysis.

Missouri Legislative Environment — SB 3 Awareness

Northland is actively monitoring the implications of Missouri Senate Bill 3, enacted during the June 2025 extraordinary legislative session, as it pertains to municipal property tax dynamics across the state. Critically, St. Louis County is among the counties explicitly excluded from SB 3's property tax limitation provisions, which insulates Maplewood's debt service levy capacity from the uncertainty SB 3 has introduced elsewhere in Missouri. However, the County's recent Senior Property Tax Freeze program will have some impact on the City going forward. We will ensure City leadership is fully informed as these initiatives move forward as it relates to both the referendum narrative and the City's long-term debt management strategy.

Ability to issue Special Obligation Bonds

According to the City's Charter, the City is able to issue Special Obligation Bonds. These types of bonds are similar to Certificates of Participation ("COPs"), which are subject to annual appropriation, but does not require collateral pledged to support the financing. Many home rule municipalities in the region utilize this structure to issue debt without voter approval. These bonds also trade in the market place more favorably (i.e. with lower interest rates) than a traditional COP.

If the City does not receive voter approval once again, then this structure could be of value in looking at alternative strategies to obtain the funding needed to complete the City's projects. To increase cashflow to support the debt service, the City has the ability to utilize current cashflow or increase the general fund tax levy on residential property to create the funds necessary to service the debt. According to the City's audit, the City currently "voluntarily lowers the residential general fund tax levy" from a ceiling of \$0.3022 to \$0.1200. A portion of this reduction could be utilized to cover future debt service payments. Once engaged, Northland will review all possible solutions available to the City, and provide recommendations and support to find the best structure available to the City of Maplewood.

Commitment Beyond the Transaction

Northland's interest in the City of Maplewood extends well beyond the immediate bond issuance. We view this engagement as the foundation of a long-term advisory relationship, one in which Northland serves as a trusted financial resource to City leadership on an ongoing basis, whether the next question involves a future capital need, a refunding opportunity, or a straightforward market update. The City deserves an advisor who is engaged and accessible not just when there is a deal on the table.

12) APPENDIX A (COMPETITIVE SALE MUNICIPAL ADVISORY EXPERIENCE)

Competitive Sale Experience Municipal Advisory Experience

Chris Collier's Local Municipal Advisory Competitive Sale Experience (Prior Firm)			
Issuer Name	State	Sale Date	Size
Kirkwood School District	MO	06/29/22	5,080,000
Kirkwood School District	MO	06/01/21	61,300,000
City of O'Fallon	MO	11/05/20	40,695,000
City of Chesterfield	MO	10/29/20	10,785,000
Creve Coeur Fire Protection District	MO	03/10/20	6,500,000

Jordan Thurow's Municipal Advisory Competitive Sale Experience (Prior Firm)

Issuer Name	State	Sale Date	Size
Gateway Technical College District-D	WI	1/18/2023	4,000,000
Milwaukee Area Technical College-H	WI	1/23/2023	1,500,000
North Fond du Lac School District	WI	2/15/2023	18,500,000
Milwaukee Area Technical College-I	WI	2/28/2023	1,500,000
Blackhawk Technical College District-A	WI	3/15/2023	1,500,000
Milwaukee Area Technical College-J	WI	3/28/2023	1,500,000
Chippewa Valley Technical College-B	WI	3/29/2023	1,500,000
City of Juneau-Promissory Notes	WI	4/18/2023	1,295,000
Moraine Park Technical College District-B	WI	4/19/2023	1,500,000
Moraine Park Technical College District-C	WI	4/19/2023	12,770,000
Waukesha County Area Technical College-A	WI	5/9/2023	3,950,000
Moraine Park Technical College District-D	WI	5/17/2023	1,080,000
Milwaukee Area Technical College-L	WI	5/23/2023	1,500,000
Neillsville School District	WI	5/31/2023	12,500,000
Blackhawk Technical College District-B	WI	6/21/2023	1,500,000
Milwaukee Area Technical College-A	WI	6/27/2023	1,500,000
Moraine Park Technical College District-A	WI	7/10/2023	1,750,000
Blackhawk Technical College District-C	WI	7/10/2023	3,800,000
Village of Fox Point-B Promissory Notes	WI	7/11/2023	1,840,000
Milwaukee Area Technical College-B	WI	7/13/2023	1,500,000
Waukesha County Area Technical College-B	WI	8/8/2023	3,700,000
City of Kewaunee	WI	8/14/2023	1,000,000
Milwaukee Area Technical College-C	WI	8/22/2023	27,500,000
Chippewa Valley Technical College-G	WI	8/24/2023	1,500,000
Milwaukee Area Technical College-D	WI	9/26/2023	1,500,000
City of Park Falls-Promissory Notes	WI	10/10/2023	1,250,000
Moraine Park Technical College District-B	WI	10/18/2023	8,640,000
Milwaukee Area Technical College-E	WI	10/24/2023	1,500,000
Milwaukee Area Technical College-F	WI	11/28/2023	1,500,000
Milwaukee Area Technical College-G	WI	12/14/2023	1,500,000
Blackhawk Technical College District-A	WI	1/17/2024	1,500,000
Gateway Technical College District-D	WI	1/17/2024	4,000,000
Town of Buchanan-Promissory Notes	WI	3/19/2024	1,850,000
Moraine Park Technical College District-C	WI	3/20/2024	1,475,000
Waukesha County Area Technical College-A	WI	4/9/2024	4,000,000
Village of Rothschild-Promissory Notes	WI	5/13/2024	2,045,000

Village of Rothschild-Taxable	WI	5/13/2024	1,065,000
Village of Rothschild-Revenue	WI	5/13/2024	975,000
Waukesha County Area Technical College-B	WI	5/14/2024	3,800,000
Moraine Park Technical College District-D	WI	5/15/2024	19,285,000
Village of Osceola-Notes	WI	5/16/2024	2,410,000
Hamilton School District-Promissory Notes	WI	6/4/2024	12,500,000
Milwaukee Area Technical College	WI	6/25/2024	1,500,000
Blackhawk Technical College District-B	WI	7/8/2024	3,800,000
Moraine Park Technical College District-A	WI	7/8/2024	2,500,000
Pewaukee School District-Promissory Notes	WI	7/8/2024	9,000,000
Village of Fox Point-Promissory Notes-A	WI	7/9/2024	5,140,000
Gateway Technical College District-A	WI	7/9/2024	4,000,000
Blackhawk Technical College District-C	WI	8/21/2024	1,500,000
Moraine Park Technical College-25B	WI	8/21/2024	2,500,000
Waukesha County Area Technical College-C	WI	9/10/2024	5,750,000
Blackhawk Technical College District-D	WI	9/18/2024	1,500,000
Gateway Technical College District-C	WI	12/19/2024	4,000,000
Lake Mills Area School District-Promissory Notes	WI	1/13/2025	45,000,000
Moraine Park Technical College District-C	WI	1/22/2025	2,500,000
Beaver Dam Unified School District	WI	2/10/2025	27,000,000
Markesan School District	WI	2/12/2025	14,000,000
Fall River School District-Promissory Notes	WI	2/19/2025	9,850,000
Hamilton School District-Promissory Notes	WI	3/4/2025	12,500,000
City of Amery	WI	3/11/2025	1,730,000
City of Amery-Taxable	WI	3/11/2025	1,000,000
Cudahy School District-Promissory Notes	WI	4/14/2025	12,000,000
Pewaukee School District-Promissory Notes	WI	4/14/2025	19,500,000
Village of Fox Point-Promissory Notes-A	WI	7/8/2025	9,850,000
Gateway Technical College District-A	WI	7/9/2025	4,000,000
Moraine Park Technical College District-A	WI	7/14/2025	2,500,000
Blackhawk Technical College-A-Promissory Notes	WI	7/14/2025	3,800,000
Blackhawk Technical College District-B	WI	9/17/2025	1,500,000
Moraine Park Technical College District-B	WI	10/15/2025	16,050,000
Gateway Technical College District-C	WI	12/11/2025	4,000,000
Town of Buchanan	WI	1/20/2026	2,000,000
Lake Mills Area School District	WI	2/2/2026	6,200,000
Markesan School District-Promissory Notes	WI	2/11/2026	12,000,000

13) APPENDIX B (HYPOTHETICAL PLAN OF FINANCE)

Financing Plan Scenarios for the City of Maplewood, Missouri

\$10,000,000 G.O. Bonds | 5.50% Avg Rate | 20-Year Term

Shared Assumptions:

New money: \$10,000,000 G.O. Bonds at an assumed average rate of 5.50%

Assessed value base: \$293,072,673 (2025), growing at 2.00% annually

Existing debt service: reflects the outstanding Series 2015 and Series 2024 bonds

Hypothetical Debt Stabilization Fund: assumes offset applied in 2028 across both scenarios to cushion the transition year

Tax Levy: are per \$100 of assessed value

Scenario 1 (Level Debt Service) (2-Year Step):

LEVY YEAR	YEAR DUE	EXISTING LEVY DEBT SERVICE (Calendar Year)	\$10,000,000 G.O. BONDS Dated March 1, 2027 (First Interest 3/1/2028)			HYPOTHETICAL STABILIZATION FUND	COMBINED DEBT SERVICE	PER \$100 COMBINED TAX LEVY (A)	YEAR DUE
			PRINCIPAL (3/1)	INTEREST (3/1 & 9/1) AVG 5.50%	TOTAL				
2025	2026	\$658,788					\$658,788	\$0.22	2026
2026	2027	\$659,413					\$659,413	\$0.22	2027
2027	2028	\$658,875		\$825,000	\$825,000	(\$400,000)	\$1,083,875	\$0.36	2028
2028	2029	\$662,150	\$305,000	\$541,613	\$846,613		\$1,508,763	\$0.49	2029
2029	2030	\$660,000	\$325,000	\$524,288	\$849,288		\$1,509,288	\$0.48	2030
2030	2031	\$657,550	\$345,000	\$505,863	\$850,863		\$1,508,413	\$0.47	2031
2031	2032	\$659,675	\$360,000	\$486,475	\$846,475		\$1,506,150	\$0.46	2032
2032	2033	\$656,375	\$385,000	\$465,988	\$850,988		\$1,507,363	\$0.45	2033
2033	2034	\$657,350	\$405,000	\$444,263	\$849,263		\$1,506,613	\$0.44	2034
2034	2035	\$653,925	\$425,000	\$421,438	\$846,438		\$1,500,363	\$0.43	2035
2035	2036	\$658,400	\$450,000	\$397,375	\$847,375		\$1,505,775	\$0.42	2036
2036	2037	\$654,300	\$475,000	\$371,938	\$846,938		\$1,501,238	\$0.41	2037
2037	2038	\$654,500	\$505,000	\$344,988	\$849,988		\$1,504,488	\$0.40	2038
2038	2039	\$653,900	\$530,000	\$316,525	\$846,525		\$1,500,425	\$0.40	2039
2039	2040	\$652,500	\$560,000	\$286,550	\$846,550		\$1,499,050	\$0.39	2040
2040	2041	\$655,200	\$595,000	\$254,788	\$849,788		\$1,504,988	\$0.38	2041
2041	2042	\$652,000	\$625,000	\$221,238	\$846,238		\$1,498,238	\$0.37	2042
2042	2043	\$652,900	\$665,000	\$185,763	\$850,763		\$1,503,663	\$0.37	2043
2043	2044	\$652,800	\$700,000	\$148,225	\$848,225		\$1,501,025	\$0.36	2044
2044	2045		\$740,000	\$108,625	\$848,625		\$848,625	\$0.20	2045
2045	2046		\$780,000	\$66,825	\$846,825		\$846,825	\$0.19	2046
2046	2047		\$825,000	\$22,688	\$847,688		\$847,688	\$0.19	2047
TOTAL		\$12,470,600	\$10,000,000	\$6,940,450	\$16,940,450	(\$400,000)	\$29,011,050		

(A) Mill rate based on 2025 Assessed Value of \$293,072,673 with annual growth of 2.00% thereafter.

Structure: New money principal amortization begins immediately in 2029, level debt service starts in 2029 through 2047. Assumes step up in levy in 2028-29 and level thereafter (drops off in 2045).

Key Takeaways:

- Highest near-term levy impact. The combined debt service tax levy peaks at \$0.49 per \$100 in 2029, the steepest peak between the two scenarios driven by new money principal hitting simultaneously with existing debt service and CIP borrowings.
- Lowest total interest cost of each of the two scenarios.
- Best fit if the City's primary objective is minimizing total borrowing cost and can absorb a higher near-term levy rate

Scenario 2: Wrap Around Existing Debt (2-Year Step)

LEVEY YEAR	YEAR DUE	EXISTING LEVY DEBT SERVICE (Calendar Year)	\$10,000,000 G.O. BONDS Dated March 1, 2027 (First Interest 3/1/2028)			HYPOTHETICAL STABILIZATION FUND	COMBINED DEBT SERVICE	PER \$100 COMBINED TAX LEVY (A)	YEAR DUE
			PRINCIPAL (3/1)	INTEREST (3/1 & 9/1) AVG 5.50%	TOTAL				
2025	2026	\$658,788					\$658,788	\$0.22	2026
2026	2027	\$659,413					\$659,413	\$0.22	2027
2027	2028	\$658,875		\$825,000	\$825,000	(\$435,000)	\$1,048,875	\$0.34	2028
2028	2029	\$662,150	\$235,000	\$543,538	\$778,538		\$1,440,688	\$0.46	2029
2029	2030	\$660,000	\$250,000	\$530,200	\$780,200		\$1,440,200	\$0.45	2030
2030	2031	\$657,550	\$270,000	\$515,900	\$785,900		\$1,443,450	\$0.45	2031
2031	2032	\$659,675	\$280,000	\$500,775	\$780,775		\$1,440,450	\$0.44	2032
2032	2033	\$656,375	\$300,000	\$484,825	\$784,825		\$1,441,200	\$0.43	2033
2033	2034	\$657,350	\$315,000	\$467,913	\$782,913		\$1,440,263	\$0.42	2034
2034	2035	\$653,925	\$340,000	\$449,900	\$789,900		\$1,443,825	\$0.41	2035
2035	2036	\$658,400	\$350,000	\$430,925	\$780,925		\$1,439,325	\$0.40	2036
2036	2037	\$654,300	\$375,000	\$410,988	\$785,988		\$1,440,288	\$0.40	2037
2037	2038	\$654,500	\$395,000	\$389,813	\$784,813		\$1,439,313	\$0.39	2038
2038	2039	\$653,900	\$420,000	\$367,400	\$787,400		\$1,441,300	\$0.38	2039
2039	2040	\$652,500	\$445,000	\$343,613	\$788,613		\$1,441,113	\$0.37	2040
2040	2041	\$655,200	\$465,000	\$318,588	\$783,588		\$1,438,788	\$0.36	2041
2041	2042	\$652,000	\$495,000	\$292,188	\$787,188		\$1,439,188	\$0.36	2042
2042	2043	\$652,900	\$525,000	\$264,138	\$789,138		\$1,442,038	\$0.35	2043
2043	2044	\$652,800	\$555,000	\$234,438	\$789,438		\$1,442,238	\$0.34	2044
2044	2045		\$1,255,000	\$184,663	\$1,439,663		\$1,439,663	\$0.34	2045
2045	2046		\$1,330,000	\$113,575	\$1,443,575		\$1,443,575	\$0.33	2046
2046	2047		\$1,400,000	\$38,500	\$1,438,500		\$1,438,500	\$0.32	2047
TOTAL		\$12,470,600	\$10,000,000	\$7,706,875	\$17,706,875	(\$435,000)	\$29,742,475		

(A) Mill rate based on 2025 Assessed Value of \$293,072,673 with annual growth of 2.00% thereafter.

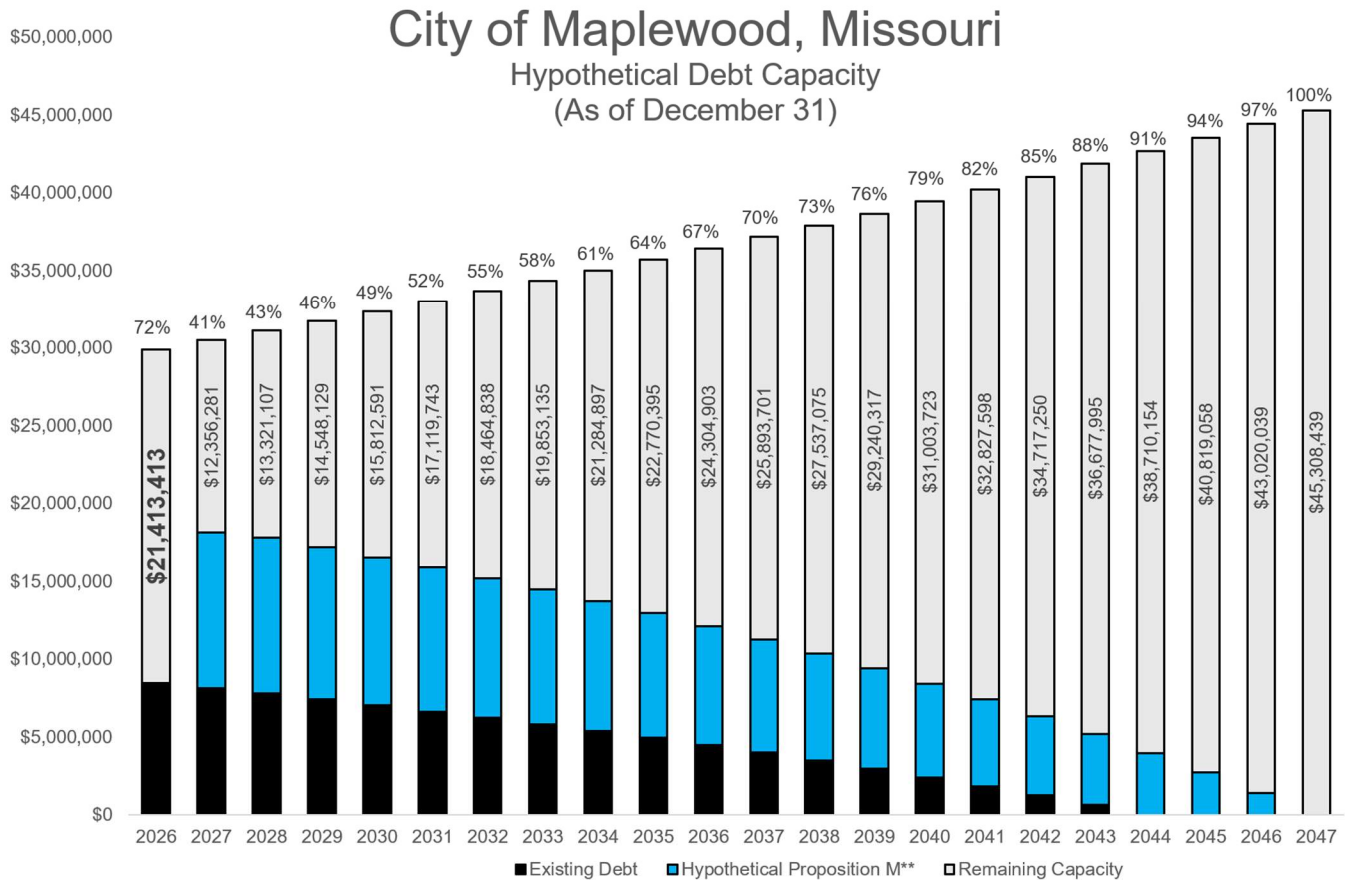
Structure: New money principal amortization begins immediately in 2029, level combined debt service starts in 2029 through 2047. Assumes step up in levy in 2028-29 and level thereafter.

Key Takeaways:

- Significantly smoother levy profile throughout. The mill rate peaks at \$0.46 per \$100 in 2029 roughly 3 basis points lower than Scenario 1 at peak.

- Level combined debt service is the defining structural feature. Years 2029–2047 show remarkably consistent total debt service. New money debt service is deliberately calibrated to fill the gap left by the retiring existing bonds, producing a clean level payment narrative for voters and budget planners alike.
- Higher total interest cost. The back-loaded structure generates more in total interest than Scenario 1 over the life of the bonds, the explicit cost of the smoother levy profile.
- Best fit if the City's primary objective is levy stability, taxpayer impact smoothing, and a compelling pre-referendum financial narrative at the cost of modestly higher total interest.

Hypothetical Debt Capacity Chart (Scenario 2)



**Assumes November 2026 referendum for Proposition M related projects. Assumes 20 year amortization at an estimated rate of 5.50%.
Mill rate based on 2025 Assessed Value of \$293,072,673 with annual growth of 2.00% thereafter.

Other Financing Considerations:


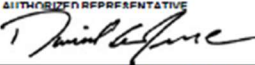
Level Debt Service Tax Levy Structure

In addition to the scenarios presented above, Northland can model a level debt service tax levy rate structure in which the annual debt service on the new money bonds is sized each year to produce a constant combined levy rate per \$100 of assessed value throughout the life of the issue. Rather than targeting a fixed dollar amount of annual debt service, this approach anchors the structure to the taxpayer's actual annual levy burden holding it stable as assessed values grow over time. In practice, as

the City's assessed value base expands at its projected 2.00% annual growth rate, a level debt service tax levy rate structure would produce modestly increasing nominal debt service in the early years, with principal maturities calibrated accordingly to maintain the constant rate. This approach can be particularly effective in a voter referendum context, as it allows the City to present a clear, consistent levy commitment to Maplewood residents one that does not fluctuate year to year and does not require the City to return to taxpayers to explain why their bill changed. The tradeoff relative to a conventional level debt service structure is a slightly different amortization profile and potentially higher total interest cost depending on the rate environment, both of which Northland would quantify and present to the City for comparative evaluation alongside the scenarios above.

14) APPENDIX C (INSURANCE COVERAGE)

Certificate of Liability Insurance

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 6/12/2026			
		<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>					
PRODUCER FNIC P.O. Box 45279 Omaha NE 68145		CONTACT NAME: Cathi Schuett PHONE (A/C, No, Ext): 402-861-7000 E-MAIL ADDRESS: cathi.schuett@fnicgroup.com FAX (A/C, No): 402-861-7111					
INSURED First National of Nebraska, Inc. Attn: Risk & Insurance Dept 1601 Dodge St., Mail Stop 3124 Omaha NE 68197		INSURER(S) AFFORDING COVERAGE INSURER A: Federal Insurance Company		NAIC # 20281			
		INSURER B: Lloyds of London		32727			
		INSURER C: Charter Oak Fire Insurance Co.		25615			
		INSURER D: Continental Casualty Co.		20443			
		INSURER E:					
		INSURER F:					
COVERAGES		CERTIFICATE NUMBER: 910184008		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			35757477	1/18/2026	1/18/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PO/ AGG \$ Included \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			73560467	1/18/2026	1/18/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10000			7012060591	1/18/2026	1/18/2027	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N N / A	UB3K85276426N2G	1/18/2026	1/18/2027	<input checked="" type="checkbox"/> PER-STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
B	Professional Liability; D&O Privacy & Network Security Liability			F10016826 F10824026	6/15/2026 6/15/2026	6/15/2027 6/15/2027	\$15,000,000 \$10,000,000 Combined Limit Limit
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Northland Securities, Inc. is a named insured under the policy.							
CERTIFICATE HOLDER Northland Securities, Inc 150 South Fifth St Suite 3300 Minneapolis MN 55402				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			

ACORD 25 (2016/03)

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15) APPENDIX D (ENGAGEMENT LETTER)

Municipal Advisory Engagement Letter

CONTRACT FOR MUNICIPAL ADVISORY SERVICES

This Contract for Municipal Advisory Services (together with the attached Exhibits (as hereinafter defined), this “Contract”) is made and entered into this 14th day of July, 2026 (the “Effective Date”) by and between City of Maplewood, Missouri (the, “Client”) and Northland Securities, Inc. (the “Municipal Advisor”).

RECITALS

WHEREAS, the Client desires and is authorized to retain the services of Municipal Advisor in connection with certain financial planning services further described herein.

1. **Engagement of Municipal Advisor.** The Municipal Advisor shall provide financial consulting services to the Client described on separate, subsequent amendments to this Contract, in substantially the form attached hereto as Appendix A and incorporated herein by reference (each, a “Appendix,” and collectively, the “Appendices”). The Client and the Municipal Advisor intend and agree that, to the extent the performance of services by the Municipal Advisor under this Contract constitutes municipal advisory activities within the meaning of rule 15Ba1 of the Securities Exchange Act of 1934 or otherwise creates a fiduciary duty of the Municipal Advisor under Section 15B(c)(1) of the Securities and Exchange Act of 1934 or any applicable rule of the Municipal Securities Rulemaking Board (MSRB), such duty does not extend beyond the services to be provided under this Contract, and such duty does not extend to any other contract, agreement, relationship, or understanding of any nature between the Client and Municipal Advisor. Northland is a registered municipal advisor with both the Securities and Exchange Commission (“SEC”) and the Municipal Securities Rulemaking Board (“MSRB”) (registration # 866-00082-00). Northland will act as municipal advisor in accordance with the duties and responsibilities of Rule G-42 of the MSRB. The MSRB provides a municipal advisory client brochure on its website (www.msrb.org) that describes the protections that may be provided by the MSRB rules, including professional competency, fair dealing, duty of loyalty, remedies for disputes and how to file a complaint with an appropriate regulatory authority.

2. **Scope of Services.** The Municipal Advisor is hereby engaged by the Client as an independent contractor to perform, in accordance with industry best practices and in the best interest of the Client, such portions of the Services which may include certain financial consulting services set forth on Appendix B to this Contract (the “Municipal Advisory Services”), which is attached hereto and incorporated herein by reference. The Municipal Advisor shall be compensated pursuant to Section 3 hereto for performing such Municipal Advisory Services. In no event shall the Municipal Advisor be compensated in any way for campaigning for or against the qualification, passage, or defeat of a ballot question.

3. **Compensation.** For services provided, and in connection with the issuance of bonds, the Municipal Advisor shall be paid a fee equal to the following:

Par Amount	Bond Issuance Fees ⁽¹⁾
0.00 to \$12,000,000	\$24,000
\$12,000,001 & Above	\$24,000 + \$1.00 /\$1000 Bond

Such fee shall be paid at the time of the closing of the bonds in the form of check or by wire from bond proceeds or Client funds. All other costs associated with the municipal advisory services such as MSRB fees or additional expenses will be the responsibility of the Municipal Advisor and of no charge to the Client.

4. **Underwriting.** Except as hereinafter provided, Municipal Advisor covenants and agrees that neither it nor any affiliate of the Municipal Advisor will directly or indirectly act as or on behalf of an underwriter for any municipal securities issued by the Client that is directly related to any issuance in which the Municipal Advisor provides Services.

5. **Recommendations.** Prior to any Services being carried out by the Municipal Advisor on behalf of the Client, the Municipal Advisor shall not recommend to the Client that it enter into any municipal securities transaction or municipal financial product unless the Municipal Advisor has a reasonable basis for believing, based on the information obtained through the reasonable diligence of the Municipal Advisor, that such transaction or product is suitable for the Client and is reasonably in the best interest of the Client.

6. **Expenses.** The Municipal Advisor will be responsible for all of the Municipal Advisor's out-of-pocket expenses, including communication, cost of financial analysis and reports prepared in fulfilling its duties outlined herein. If out-of-state travel is directed by the Client, the Client will reimburse the Municipal Advisor for those expenses. The Client and/or the Underwriter will be responsible for the payment of all fees and expenses commonly known as Costs of Issuance, including but not limited to: publication expenses, local legal counsel, bond counsel, ratings, credit enhancement, travel associated with securing any rating or credit enhancements, printing of bonds, printing and distribution of required disclosure documents, trustee fees, payment agent fees, CUSIP registration, and the like.

7. **Term of Contract.** The term of this agreement will be through June 30, 2027, with optional renewal to extend for up to three (3) additional one (1) year periods with updated terms if both parties agree, by providing written notice by both parties 60 days in advance of such extension(s). However, the contract may be cancelled at the discretion of the Client at any time with thirty (30) days advance written notice.

8. **Disclosure of Conflicts of Interest and Disciplinary Events.** Attached hereto as Appendix C is the Municipal Advisor's Disclosure of Conflicts of Interest. By execution of this Contract, the Client acknowledges it has read the attached Appendix C and has asked any questions or sought any clarification about the disclosure, with no further questions about the disclosure.

9. **Statements regarding New Employee Work Eligibility Status & Civil Rights.** Attached hereto as Appendix D the Municipal Advisor affirms its employment practices with respect to the items listed.

10. **Professional Liability Insurance.** The Municipal Advisor has and during the term hereof, will maintain the professional liability insurance as shown on Appendix E. The Municipal Advisor is not now nor has it ever been subject to any material legal or disciplinary events.

11. **Independent Contractor.** The Municipal Advisor is an independent contractor and nothing herein contained shall constitute or designate the Municipal Advisor or any of its employees or agents as employees or agents of the Client.

12. **Assignment.** Neither the Municipal Advisor nor the Client shall have the right or power to assign any of its respective rights or delegate any of its respective duties under this Contract, without the express written consent of the other party. Acquisition or merger of the Municipal Advisor, or all

individuals duly licensed to serve as Municipal Advisor, by or with a third party firm shall not constitute an assignment of this Contract.

13. **Entire Contract/Amendments.** This Contract, the Appendices hereto, and any amendments hereto (including any Appendices) which are expressly incorporated herein, constitute the entire Contract between the parties hereto and set forth the rights, duties and obligations of each to the other as of this date. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Contract are of no force and effect. This Contract may not be modified except by a writing executed by both the Municipal Advisor and the Client.

14. **Not Liable for Advice of Third Party Municipal Advisors.** Should the Client seek advice from third party municipal advisors, bankers, accountants, or legal advisors or others providing guidance similar in scope or kind to that contemplated herein, the Client agrees that the Municipal Advisor shall not be held liable for advice or recommendations made to the Client by third party municipal advisors, bankers, accountants or legal advisors.

15. **Legal Advice.** The Municipal Advisor is not legal counsel or an accountant and is not providing legal or accounting guidance. None of the Municipal Advisory Services contemplated in this Contract shall be construed as or a substitute for legal services.

16. **Not Liable for Inadvertent Advice.** In the event that the Municipal Advisor inadvertently provides advice to the Client, where Municipal Advisor provides advice to a person or entity that is not identified herein as an obligated person, or where Municipal Advisor provides advice to the Client but subsequently provides no advice with respect to the transaction identified by the Services, Municipal Advisor will, as promptly as possible, provide to the Client, a document which states: (i) the Municipal Advisor did not intend to provide said advice and that it has ceased engaging in Municipal Advisory Services with the Client, (ii) a notification of the disclosures of the conflicts of interest has not been provided; (iii) Municipal Advisor has, in good faith, undertaken reasonable efforts to identify the advice that was inadvertently provided; and (iv) a request that the Client acknowledge receipt of the notification.

17. **Notices.** Any written notice or communications required or permitted by this Contract or law to be served on, given to, or delivered to either party hereto, by the other party shall be in writing and shall be deemed duly served, given or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal services, when deposited in the United States; mail, first-class postage prepaid, addressed to the Client at:

City of Maplewood
7601 Manchester Road
Maplewood, MO 63143
314-646-3606

Or to the Municipal Advisor at:

Northland Securities, Inc.
Attn: Chris Collier
150 South Fifth Street, Suite 3300
Minneapolis, MN 55402



18. **Consent to Jurisdiction: Service of Process.** The parties each hereby (a) submits to the jurisdiction of the District Court of Crawford County, Missouri sitting in Steelville, Missouri with respect to any actions and proceedings arising out of or relating to this Contract, (b) agrees that all claims with respect to such actions or proceedings may be heard and determined in such court, (c) waives the defense of an inconvenient forum, (d) agrees not to commence any action or proceeding relating to this Contract other than in the District Court of Crawford County, Missouri sitting in Steelville, Missouri and (e) agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

19. **Counterparts; Severability.** This Contract may be executed in two or more separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any term or provision of this Contract which is invalid or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such invalidity or unenforceability without rendering invalid or unenforceable the remaining terms and provisions of this Contract or affecting the validity or enforceability of any of the terms or provisions of this Contract in any other jurisdiction.

20. **Parties in Interest.** This Contract, including rights to indemnity and contribution hereunder, shall be binding upon and inure solely to the benefit of each party hereto, any Indemnitee and their respective successors, heirs and assigns, and nothing in this Contract, express or implied, is intended to or shall confer upon any other person any right, benefit or remedy of any nature whatsoever under or by reason of this Contract.

21. **General.** The failure of either of the parties to enforce any right or provision under this Contract shall not constitute a waiver of such right or provision unless acknowledged and agreed to by such party in writing. No waiver shall be implied from a failure of either party to exercise a right or remedy. In addition, no waiver of a party's right or remedy will affect the other provisions of this Contract.

The captions in this Contract are included for convenience of reference only and are in no way meant to define or limit any of the provisions contained in this Contract or otherwise affect their construction or effect. When a word or phrase is enclosed in parenthesis and quotation marks, i.e., ("Word"), then that word or phrase shall be interpreted as if fully written out in the following format: "(hereinafter referred to as the "Word")," and thereafter in this Contract, that word or phrase shall stand as an abbreviation of the longer phrase to which it relates.

22. **Nondiscrimination.** The Municipal Advisor and all subcontractors, if any, shall not discriminate against any employee or applicant who is to be employed for performance of this Agreement with respect to his or her hire, tenure, conditions, or privileges or employment, because of race, color, religion, sex, disability, or national origin.

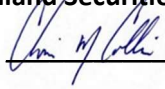
IN WITNESS WHEREOF, the parties have executed this Contract on the date first above written. By the signature of its representative below, (i) each party affirms that it has taken all necessary action to authorize said representative to execute this Contract; and (ii) the Client has read the DISCLOSURES OF CONFLICTS OF INTEREST, attached hereto as Exhibit C, and has asked any questions or sought any clarification about such disclosures, with no further questions about said disclosures.

City of Maplewood, Missouri

By: _____

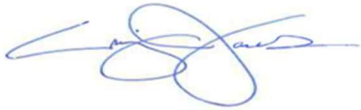
Title: _____

Northland Securities, Inc.

By:  _____

Chris Collier

Title: Managing Director



By: _____

Craig Jones

Title: Senior Managing Director, Head of Public Finance

16) SIGNATURE BLOCK

(5.1) All proposals must be signed by an authorized agent of the firm.

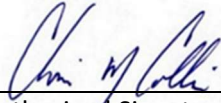
The undersigned, an authorized agent of his/her company, hereby certifies:

(X) familiarization with all terms, conditions, and specifications herein stated;

(X) vendor is qualified to perform work and services as included;

(X) that the pricing contained in this submittal is valid until July 14, 2026* (*assuming tentative date of award).

Northland Securities, Inc.



Company Name

Authorized Signature

150 S. Fifth Street, Suite 3300

Chris Collier

Mailing Address

Printed Name

Minneapolis, MN 55402

314-494-2096

City, State, Zip Code

Phone Number

Yes

ccollier@northlandsecurities.com

Is Business a Corporation?

Email Address

RESOLUTION 26-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR MUNICIPAL ADVISORY SERVICES WITH NORTHLAND SECURITIES, INC.

WHEREAS, the City of Maplewood issued a Request for Proposals for municipal advisory services on June 3, 2026, in connection with Proposition M bond referendum planning and potential bond issuance; and

WHEREAS, five firms submitted responsive proposals by the June 29, 2026 deadline, and the proposals were evaluated by staff based on firm experience, qualifications of assigned personnel, completeness and quality of the proposal, and proposed fees; and

WHEREAS, Northland Securities, Inc. was determined to be the most qualified and advantageous proposer based on competitive pricing, demonstrated ability to meet the full scope of the RFP, firm depth, and the creativity and range of its proposal and interview; and

WHEREAS, the City’s needs extend beyond bond issuance execution to include comprehensive debt and tax levy analysis and creative financing strategies to meet capital needs while minimizing taxpayer burden; and

WHEREAS, Northland Securities, Inc. is registered as a municipal advisor with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board, and will serve in a fiduciary capacity to the City consistent with applicable federal securities laws and MSRB Rule G-42; and

WHEREAS, the City Council finds it in the best interest of the City to engage Northland Securities, Inc. as its municipal advisor.

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

Section I. Northland Securities, Inc. is hereby selected as the City’s municipal advisor for Proposition M bond referendum planning and related municipal advisory services.

Section II. The City Manager is hereby authorized to execute the Contract for Municipal Advisory Services with Northland Securities, Inc., effective July 14, 2026, through June 30, 2027, with options to renew for up to three additional one-year periods, at a bond issuance fee of \$24,000 for bond amounts up to \$12,000,000, with incremental fees for amounts above \$12,000,000 as set forth in the contract.

Section III. This Resolution shall be in full force and effect from and after its passage and approval.

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council

From: Amber Withycombe, City Manager

Date: July 10, 2026

Subject: **Legal Services Agreement with Lewis Rice LLC for Collective Bargaining Negotiations with IAFF Local 2665**

Staff is presenting a proposed legal services agreement with Lewis Rice LLC for Council authorization. The attached engagement letter, dated June 16, 2026, engages Lewis Rice to represent the City in the continued negotiation of a collective bargaining agreement with the Maplewood Fire Firefighters of I.A.F.F. Local 2665. Brian Pezza will serve as the responsible attorney, with Jacqueline Graves as engagement contact. Lewis Rice will bill at a blended rate of \$400 per hour for all attorneys, with no advance required at this time. Lewis Rice was previously engaged for these services under the legal services contract with the firm that expired June 30, 2025.

The City last communicated with the Union in April 2025. The pause in negotiations reflects a confluence of factors: the departure of the IAFF district vice president for another agency, the City Council's approval of a new legal services contract with a different firm, staff's continued work on personnel ordinances and an employee manual, the adoption of federal overtime deduction guidelines requiring staff attention, and staff's work from February 2026 forward on both federal FLSA compliance and development of a balanced FY27 budget. With those foundational matters again advancing per Council direction, the City is in a position to re-enter negotiations this summer.

Most contract provisions were tentatively agreed upon during prior sessions with Lewis Rice. Certain of those provisions may need to be reopened, however, as the City works to align the contract with FLSA and OBBBA compliance requirements and with the unified pay grid adopted effective July 6, 2026. Development of the employee manual will also affect certain contract items. The scope of those adjustments will influence the length of the negotiation.

The Union has specifically requested Brian Pezza's continued representation of the City in this negotiation. Staff will monitor costs as negotiations progress and will keep Council informed. At this time, the number of additional sessions required and the total cost of the engagement are not items staff is able to project.

Jacqueline K. Graves

jgraves@lewisrice.com
314.444.7675 (direct)
314.612.7675 (fax)

Attorneys at Law

600 Washington Avenue
Suite 2500
St. Louis, Missouri 63101
www.lewisrice.com

June 16, 2026

VIA ELECTRONIC MAIL

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

Re: **Engagement Letter for Legal Services**

Dear Amber:

This letter is to confirm your engagement of Lewis Rice LLC to provide legal services to the City of Maplewood Missouri for the negotiation of a collective bargaining agreement with the Maplewood Firefighters of International Association of FireFighters Local 2665. This engagement letter and the attached “Statement of Engagement Terms for Legal Services” (the “Statement”) constitute the mutual contractual agreement concerning this representation. We urge you to read both and ask any questions you may have. It is important that we have a mutual understanding of our arrangements.

Responsible Attorney. The Statement describes how we staff our engagements. Brian Pezza will be primarily responsible for handling this matter and will utilize such other members and associates as may be necessary to effectively and efficiently conduct our representation.

Legal Fees. Our fees for handling the Engagement will be based upon the amount of time spent by the lawyers of our firm working on these matters at the rates in effect at the time the services are rendered. Our current standard hourly rates for attorneys range from \$295 to \$815 per hour, depending on the attorney’s experience and expertise. However, for this engagement, we are pleased to offer an alternative fee arrangement as follows: we will bill for our time at a blended rate of \$400 per hour for all attorneys.

The firm reviews and adjusts our rates on an annual basis, effective February 1st of each year. We will always handle this representation in such a way as to provide the most cost-effective representation possible consistent with our ethical and legal responsibilities.

Advance. No advance will be required at this time. We reserve the right to require an advance for this representation at any time.

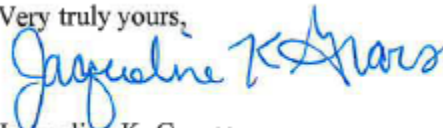
June 16, 2026

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Billing. We will bill the you monthly on the basis of the time expended and expenses incurred. Unless you advise us otherwise, we will send our bills via email to you at awithycomobe@maplewoodmo.gov. We will not mail them via US Mail unless you ask us to do so. We have found that one advantage of monthly billing is that it enables our clients to monitor, on a current basis, the cost effectiveness of the services being rendered. If at any time you wish to discuss the scope of our representation, or the level of activity, or any other aspect of our work or invoices, please let me know. Bills are payable within thirty (30) days of the date of the invoice.

Acknowledgement and agreement. I believe this engagement letter and the accompanying Statement fairly contain the details of our agreement for representation. If you agree, please sign and return a copy of this letter to me. Our representation will be effective upon receipt of a signed copy of this letter.

We look forward to working with you.

Very truly yours,

Jacqueline K. Graves

ACKNOWLEDGED AND AGREED:

City of Maplewood, Missouri

By: _____
Amber Withycombe, City Manager

June 16, 2026

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LEWIS RICE LLC

STATEMENT OF ENGAGEMENT TERMS FOR LEGAL SERVICES

INTRODUCTION

Lewis Rice LLC is pleased to have the opportunity to serve as your legal counsel. Our Firm is a full-service law firm. We have experience in a broad range of legal areas and a varied clientele. The Firm is organized into departments according to areas of legal practice and into practice groups drawn from appropriate departments. We are committed to providing quality legal services to our clients consistent with our ethical and legal obligations as attorneys. To do so, however, we must have the complete and timely cooperation of our clients.

This statement contains our standard terms of engagement for legal services. It must accompany an engagement letter titled “Engagement Letter for Legal Services” in which our Firm specifically agrees with you concerning employment. In this statement and in the engagement letter, the pronoun “you” means only the person(s) or entity(ies) specifically identified in the engagement letter as our client(s) and does not include any other persons or entities having any relationship or affiliation whatsoever with the person(s) or entity(ies) identified as our client. All of the terms in this statement may not by their nature be applicable to a given engagement, or they may be supplemented or varied by the engagement letter. However, any change in the terms in this statement or in the engagement letter must be by written agreement. The engagement letter and this statement together set out the contractual terms of our employment on your behalf. Please carefully read both of them.

LEGAL SERVICES

Specific legal services that we will perform on your behalf are set forth in the engagement letter. It is important that we each understand the scope of the Firm’s undertakings. In addition, it is important to understand that nothing in this statement or in the engagement letter constitutes or is to be construed as a representation, promise or guarantee on our part concerning the outcome of any matter or recommended course of action. Any statements or expressions made by us during the course of our representation concerning a matter or its outcome are opinions only based on applicable facts known to us at the time and the state of the then current applicable laws. Please do not entertain any unrealistic expectations of obtaining a specific result. We have made no warranties or guarantees about a particular outcome or result. However, our objective is to help you achieve in every ethical and legal way we can the best result that a strong effort, the law and the facts will permit.

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NO THIRD PARTY BENEFIT

Nothing herein is intended to create any benefit for a third party, including, but not limited to, any directors, officers, shareholders, members, employees or affiliates of the Client(s). The attorney-client relationship that is the subject of this document and the accompanying Engagement Letter for Legal Services would, if created, exist only between the Firm and the undersigned Client(s) unless otherwise expressly specified. A third person or entity who is not named herein as the “Client(s)” has no legal right to claim that this Firm owes it/them any duty or obligation as a result of the execution of this document. The Firm’s only duty of representation is to the Client(s) named herein and that duty arises only when the attorney-client relationship is established in conformity with the terms of this document.

The Client(s) named herein understands that he/she/it should not say or do anything that might lead a third party to believe that this Firm is representing the interests of the third party. Whatever legal advice is given to the Client(s) by the Firm is intended for the benefit and use of the Client(s) only.

STAFFING

Normally, one attorney (in most cases the attorney initially contacted by you) will have overall responsibility for the engagement and will be your primary contact with the Firm. Other Firm attorneys, including attorneys having special expertise in given areas, and legal assistants may perform work on your behalf so as to provide services in the most timely and effective manner. Professionals working on a matter will confer as required. On complex matters, and frequently on matters involving litigation, we will work in teams. Questions or concerns regarding terms of engagement, staffing, our work or any other matters should be discussed with the primary attorney. If you are not comfortable in doing so or if you desire to change your primary attorney, you should contact the Practice Group head, the Department Chairman or the Chairman of the Firm.

LEGAL FEES AND EXPENSES

Fees. Our fees for legal services are normally based on the amount of time spent on a matter (charged in increments of one-tenth of an hour) and the hourly rate of each professional performing services. Charges for legal services also may be based on criteria in addition to, or other than, hourly rates. Such factors may include the novelty, complexity and size of a matter or undertaking, the legal skill required to perform the particular assignment, the results obtained, the amounts of money or property involved, the time limitations or other circumstances placed on us by the client, the inability to work on other matters in order to devote time to the client, the extent to which office procedures and methods developed by us contribute to a product, the enhanced risk we assume in rendering a required legal opinion to or for the benefit of a third party and/or the fee customarily charged by comparable firms for similar legal services. The method of charging for

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legal services normally will be stated in the engagement letter. It is not our customary policy to perform legal services on a contingent fee basis. In some situations, we may consider a contingent fee arrangement; however, to be binding, any such agreement by us must clearly be stated in the engagement letter.

Hourly rates for attorneys and legal assistants are based on levels of experience and expertise and areas of practice. Hourly rates are determined periodically and may increase without notice. Hourly rates are available upon request. The engagement letter may set out a range of current rates or the current rates of professionals expected to provide services. The fees and costs related to this matter are not predictable. Unless otherwise clearly stated in the engagement letter as a fixed or maximum amount, we have made no commitment to you concerning the maximum amount of fees and costs that will be necessary to resolve or complete this matter. Any discussion of fees and costs that we may have had represents only an estimate of such fees and costs. It is also expressly understood that payment of the Firm's fees and costs is in no way contingent on the ultimate outcome of the matter since we cannot guarantee any particular result or forecast the outcome of a legal matter with precision. The actual amount of fees may vary substantially since, in many situations, we cannot control the amount of professional time required of us.

Expenses. You are required to pay expenses and out-of-pocket costs (collectively "expenses") incurred on your behalf. We incur out-of-pocket expenses as your agent. You may be required to pay expenses in advance, either directly to the vendor or to us. Normally we will advance moderate expenses. We will not incur any major expenses without first discussing them with you. Depending on the nature of the matter, expenses which may be incurred include (but are not limited to) charges for long distance telephone, facsimile, courier, express and messenger services, mailings other than normal correspondence, telecopy, printing, photocopying, service of legal documents, filing fees, recording charges, depositions, transcripts, witness fees, computer research, use of experts, consultants and outside legal counsel, travel expenses and mileage.

During the course of our representation, it may be appropriate to hire third parties to provide services on your behalf. These services may include consulting or testifying experts, investigators, providers of computerized litigation support and court reporters. Because of the attorney-client privilege and work product protection afforded to services that an attorney requests from third parties, in certain situations, our Firm, with your consent, may assume responsibility for retaining the appropriate service providers. You, however, will be responsible for paying all fees and expenses of third party service providers who render services for your benefit.

Estimates. Estimates of the fees and costs to be incurred in connection with your matter are estimates only and are inexact by nature. The actual amount of fees and costs incurred in handling a legal matter frequently varies from any estimate given, often due to changes in the scope of the matter or unforeseen circumstances. You agree we are not bound by any estimate or quotation of

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fees or costs we give unless we expressly agree in writing to be bound by such estimate or quotation.

Billing. Unless other arrangements are made in the engagement letter, you will be billed monthly for legal services and expenses. Bills are due on receipt. In instances in which we represent more than one person with respect to a particular matter, each person that we represent is jointly and severally responsible for payment of our fees with respect to the subject of the representation. Our invoices typically contain a concise summary of each matter for which legal services were rendered and the associated fee that was charged for those services. Payments are applied first to expenses and then to legal fees. Clients are required to pay any costs and fees incurred by us, including reasonable outside attorneys' fees, in collecting amounts due us.

Advance. New clients normally are required to deposit an advance with the Firm. Advances may also be required of a client at the outset or during the course of our representation in certain circumstances, such as where additional legal services are requested, where the Firm will be required to provide a substantial amount of work in a relatively short period of time or to incur substantial expenses, in litigation or arbitration matters, or if a client fails to pay invoices in a timely manner. Advances are held as security for payment of amounts due the Firm and may be applied against billings. Advances must be reinstated when depleted. Billings will describe applications of the advance to fees or expenses. If an advance is not paid as required, we reserve the right to withdraw from the representation subject to any applicable court rules and the rules of professional responsibility. Any balance, after payment of our billed and unbilled fees and expenses, remaining on termination of our representation will be returned to the client. Advance arrangements will be set out in the engagement letter.

Trial Advance. Once a trial or hearing date is set, we will require you to pay all amounts owed to us and deposit with us the fees we estimate will be incurred in preparing for and completing the trial or arbitration, including our fees and costs as well as any jury or arbitration fees. If you fail to timely pay any additional deposit requested, we will have the right to withdraw from the representation and to cease performing further work.

Pursuant to rules of the Missouri Supreme Court, advances, retainers and other deposits of clients are placed in a special bank account maintained by the Firm that bears interest payable to the Missouri Bar Lawyer Trust Account Program. Trust monies are used to fund public programs approved by the Supreme Court. Depending on the size, duration and transaction costs, a separate account can be arranged with interest accruing to the client.

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DATA PRIVACY

Duty of Confidentiality and Attorney-Client Privilege. If provisions within this “Data Privacy” section conflict with the Firm’s duty of confidentiality under the attorney-client privilege, the Firm will defer to that duty of confidentiality under the attorney-client privilege.

Use of Cloud and Other Third Party Services for the Storage and Processing of Data. The Firm may utilize third party service providers (including those that offer “cloud” services) in order to facilitate the provision of legal services generally described herein and in the attached Engagement Letter for Legal Services, in accordance with data protection standards required by law applicable to the Firm’s provision of legal services to you. If you require the Firm to use a specific consumer-grade cloud storage provider for the storage, sharing, or exchange of documents or information generated or used in the course of a specific engagement, the Firm assumes no responsibility for the security of the data or the provider’s security standards. Note that the Firm may provide its own secure, encrypted file transfer system, as well as a secure extranet, to facilitate the storage and sharing of information between you and the Firm.

Data Protection and International Data Transfer. The Firm controls or processes personal data provided to the Firm by you in accordance with data protection standards required by law applicable to the Firm’s provision of legal services generally described herein and in the attached Engagement Letter for Legal Services. The Firm implements appropriate technical and organizational security measures to protect against unauthorized or unlawful processing of that personal data and against accidental loss of, or damage to, that personal data.

If in the course of providing legal services generally described herein and in the attached Engagement Letter for Legal Services to you, personal data¹ (if any) with respect to persons in the European Economic Area (“EEA”), Switzerland, or the United Kingdom (“U.K.”) is provided by you to the Firm, then you and the Firm shall do and perform, or cause to be done and performed, such further acts and things, and shall execute and deliver such other agreements and documents, as you may reasonably request in order to comply with applicable data protection laws, including, without limitation, execution and delivery of a data processing addendum, the Standard

¹ This may include, but is not necessarily limited to: first and last names; address and past addresses; phone number; email address; date of birth and/or age; date of death; sex/gender, ethnicity and/or race; credit card information; IP address; non-academic titles, academic qualifications, and academic titles; firm/business/employer name, organizational titles, and departments; occupation; work experience, including job titles, company names, and dates of employment; education and education degree(s), including, majors, minors and dates of school attendance; veteran status; voluntary self-identification of disability; financial information, such as that which could be used to process invoices and payments; and any other information that might be used to identify you by another person.

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Contractual Clauses² or another data transfer agreement. The Firm may use the Standard Contractual Clauses or other measures to address cross-border data transfer restrictions in accordance with applicable data protection laws. Prior to any transfer of any personal data to any country outside of the EEA, Switzerland, or the U.K., you and the Firm shall enter into the Standard Contractual Clauses or another data transfer agreement. Unless you and the Firm agree otherwise in writing, the Standard Contractual Clauses or such data transfer agreement shall automatically come into effect with regard to the personal data so transferred upon the commencement of the relevant transfer.

California Consumer Privacy Act – Service Provider.

If in the course of providing legal services generally described herein and in the attached Engagement Letter for Legal Services to you, personal information³ with respect to California residents is provided by you to the Firm, the Firm may be a “service provider” to you under the California Consumer Privacy Act of 2018 (“CCPA”) (Cal. Civ. Code §§ 1798.100 to 1798.199), and any related regulations or guidance provided by the California Attorney General. As a “service provider,” the Firm will only collect, use, retain, or disclose personal information for the Firm’s provision of legal services to you, generally described herein and in the attached Engagement Letter for Legal Services (hereinafter referred to in this section as “legal services”), for which you provide or permit personal information access. The Firm will not collect, use, retain, disclose, sell, or otherwise make personal information available for the Firm’s own commercial purposes or in a way that does not comply with the CCPA. If a law requires the Firm to disclose personal information for a purpose unrelated to the Firm’s provision of legal services to you, the Firm will first inform you of the legal requirement and give you an opportunity to object or challenge the requirement, unless the law or attorney-client privilege prohibits such notice. The Firm will limit personal information collection, use, retention, and disclosure to activities reasonably necessary and proportionate to achieve the provision of legal services to you or another compatible

² Standard Contract Clauses mean the standard contractual clauses approved by the European Commission under Regulation EU 2016/679 as offering sufficient safeguards on data protection for personal data to be transferred internationally, as the same may be amended from time to time by the European Union or a Member State.

³ This may include, but is not necessarily limited to: identifiers (e.g., a real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver’s license number, passport number, or other similar identifiers); personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)) (e.g., a name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information); protected classification characteristics under California or federal law; internet or other similar network activity; professional or employment-related information; and inferences drawn from other personal information.

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operational purpose. To the extent legally permitted and in compliance with applicable law, the Firm will promptly comply with any request or instruction from you requiring the Firm to provide, amend, transfer, or delete personal information, or to stop, mitigate, or remedy any unauthorized processing. If the provision of legal services to you requires the collection of personal information from individuals on your behalf, the Firm will provide a CCPA-compliant notice addressing use and collection methods that you specifically pre-approve in writing. The Firm will not modify or alter the notice in any way without your prior written consent.

To the extent legally permitted, the Firm may aggregate, deidentify, or anonymize personal information so it no longer meets the personal information definition by acceptable methods, and may use such aggregated, deidentified, or anonymized data for a permitted use purpose. The Firm will not attempt to or actually re-identify any previously aggregated, deidentified, or anonymized data and will contractually prohibit downstream data recipients from attempting to or actually re-identifying such data.

The Firm will reasonably cooperate and assist you with meeting your CCPA compliance obligations and responding to CCPA-related inquiries, including responding to verifiable consumer requests, taking into account the nature of the Firm's processing and the information available to the Firm. The Firm will notify you if it receives any complaint, notice, or communication that directly relates to your compliance with the CCPA. Specifically, the Firm may notify you, if it receives a verifiable consumer request under the CCPA, if the Firm deems notification would be appropriate (i.e., attorney-client privilege does not prevent notification).

CLIENT RESPONSIBILITIES

The Firm will provide the legal services generally described herein and in the attached Engagement Letter for Legal Services. By your execution of this Statement of Engagement Terms for Legal Services, you agree to provide us with such cooperation and truthful and accurate factual information and materials as we require to perform legal services on your behalf. Failure to disclose material facts to us truthfully and accurately and/or to cooperate with us or otherwise fulfill the terms of our engagement may lead to our decision to withdraw from the representation. It is understood and agreed that you will not oppose such a decision if it is made. It is also understood that you are not relying on us for business, investment, financial or accounting advice or to investigate the character or credit of persons with whom you may be dealing unless specifically requested and agreed to by the Firm. We will keep you advised of developments as necessary to perform our services and will consult with you as necessary to ensure the timely, effective and efficient completion of our work. You are encouraged to request information pertaining to the subject of the representation at any time. By your execution of this Statement of Engagement Terms for Legal Services, you also agree to make any personnel available, as necessary, to assist us in gathering accurate information and/or documentation and to notify us of

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any corporate mergers and/or acquisitions that might implicate our Firm's ability to continue representing you.

During the course of this engagement, we may express opinions or beliefs concerning your matter or various courses of action and the results that might be anticipated. Any such statement made by us is intended to be an expression of opinion only, based on information available to us at the time, and should not be construed by you as a promise or guarantee.

You agree to pay our invoices for our services and expenses. Your obligation to pay for our services and expenses is not contingent on the ultimate outcome of your matter. You agree to be candid and cooperative with us and to keep us informed with complete and accurate factual information, documents, and other communications relevant to the subject matter of our representation or otherwise reasonably requested by us. In particular, you agree to make yourself available to attend trial, hearings, depositions and discovery conferences, and other proceedings, and to commit the appropriate time and sufficient resources to meet your discovery obligations. It is important that we be able to contact you at all times to consult with you regarding your representation and you agree to inform us, in writing, of any changes in the name, address, telephone number, contact person, e-mail address, or other relevant changes regarding you or your business. Whenever we need your instructions or authorization in order to proceed with legal work on your behalf, we will contact you at the latest business address we have received from you. If you affiliate with, acquire, are acquired by, or merge with another company, you agree to provide us with sufficient notice to permit us to withdraw as your lawyer if we determine that such affiliation, acquisition, or merger creates a conflict of interest between any of our clients and the other party to such affiliation, acquisition, or merger, or if we determine that it is not in the best interests of the firm to represent the new entity. We look forward to a mutually productive relationship with you. If you become dissatisfied for any reason with the fees charged or the services we have performed, we encourage you to bring that to our prompt attention. In particular, we expect you to raise any disagreements about the amount of our fees or the services for which you have been billed within the first 30 days after a bill has been sent to you. We believe most disputes between an attorney and a client can be resolved by good faith discussions between the parties.

TERMINATION

We consider the attorney-client relationship between us to be terminated upon completion of the specific services we have been retained to perform, as described in the engagement letter. We have no continuing obligation to advise you about any future legal developments after termination. If no legal services have been rendered by Lewis Rice for a period of six (6) months, our representation will be deemed terminated and the matter will be closed. Subsequent representation pursuant to an additional engagement letter may reestablish the relationship.

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In addition, you may terminate our representation at any time. We also reserve the right to terminate our representation if you fail to pay your account, including any advance or retainer amount, in a timely manner, or if you fail to cooperate with us or to follow our advice, or under any other circumstances as may be specified in the engagement letter or which constitute a breach on your part of our agreement, or as may otherwise be permitted or required of us by applicable rules of professional responsibility. You will remain responsible for payment of our fees and expenses (billed and unbilled) incurred prior to the date of termination. In the event that any court of competent jurisdiction refuses to permit the Firm to withdraw upon termination, you remain responsible for the payment of all fees and costs.

GENERATIVE ARTIFICIAL INTELLIGENCE

We may use secure, firm-approved generative artificial-intelligence tools to assist with drafting, research, and quality checks. A lawyer will supervise and verify all outputs, including checking any legal citations and other cited sources. We protect your information by contract and technical controls; your data will not be used to train public models. Fees for generative AI-assisted work will be reasonable and reflect the exercise of professional judgment.

RETURN OF CLIENT RECORDS

During the course of our representation of you, you may be asked to provide us with various documents. We will hold these records for you during the pendency of our representation of you and for six months thereafter. In accordance with Missouri's ethics rules, we will retain the balance of your file for a period of six (6) years after the closure of your file. It is your responsibility, however, to secure the return of your records before that time, if desired.

CHOICE OF FORUM/CHOICE OF LAW

In consideration of the Firm's agreement to represent you, you agree that the validity and effect of this Agreement shall be governed by and construed and enforced exclusively in accordance with the laws of the State of Missouri, without regard to principles of conflicts of laws, and you agree to submit to the personal jurisdiction of Missouri courts in connection with the contractual relationship embodied in this Statement of Engagement Terms for Legal Services. The Client(s) and Firm (the "Parties") hereby submit to the exclusive jurisdiction of any federal and/or state court sitting in the City of St. Louis, Missouri or St. Louis County, Missouri for the purpose of any action arising out of or relating to this agreement and agree that all such actions shall be heard and determined in such Missouri federal and/or state courts. Each of the Parties hereby irrevocably waives, to the fullest extent they may effectively do so, the defense of an inconvenient forum to the maintenance of any action in the City of St. Louis, Missouri or St. Louis County, Missouri.

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CORPORATE TRANSPARENCY ACT

The Firm's legal services provided in this engagement may, on one or more occasions, trigger reporting obligations under The Corporate Transparency Act, 31 U.S.C. § 5336 (together with its implementing rules and regulations, the "CTA"). The CTA may require you to file reports with the Financial Crimes Enforcement Network ("FinCEN") containing information about you and your "beneficial owners" and "company applicants" (as those terms are defined in the CTA), and to keep such information current with FinCEN. Reporting obligations may arise from each of the following events (among others): the creation of a new entity; a change in ownership of an entity; a change in "senior officers" (as defined in the CTA) of an entity; a change in the individuals who have substantial control of an entity; and certain changes in "beneficial ownership information" (as defined in the CTA).

Limited Scope of CTA Representation. You agree that, except we might separately agree in writing, Lewis Rice will have no duty or responsibility to advise you with respect to the CTA, to remind you on one or more occasions of your reporting obligations under the CTA, or to monitor for changes with respect to you, your affiliates, or your or their respective beneficial owners that could trigger reporting obligations under the CTA. You agree that you will at all times be solely responsible for (and that Lewis Rice will have no duty or responsibility with respect to) filing beneficial ownership information reports under the CTA, collecting, storing and verifying the accuracy of all beneficial ownership information required to be reported (other than, as described below, FinCEN identifiers of Firm personnel that constitute company applicants), and monitoring for changes that may trigger reporting obligations under the CTA.

Referrals to Third Party Service Providers. The Firm on one or more occasions may refer you to one or more third party service providers that provide CTA compliance services, in which case you acknowledge and agree that such referrals do not constitute endorsements or recommendations, and that you will be solely responsible for vetting and engaging any such provider.

Company Applicants. If this engagement (or any other engagement by you of the Firm) involves the Firm providing legal services involving the creation of a new entity, the Firm's attorney with primary responsibility for the formation of such entity, a Firm paralegal, or both may be considered "company applicants" under the CTA. In that case, you agree that that the Firm may provide you with FinCEN identifiers for each such company applicant in lieu of beneficial ownership information. The Firm agrees to promptly upon your request provide FinCEN identifiers (or, at the Firm's option, beneficial ownership information) for such company applicants required to be reported to FinCEN.

CTA Compliance. You agree that if the Firm agrees to provide legal services to you relating to CTA compliance, whether as part of this engagement or otherwise, that you will furnish such

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information as we may reasonably request to enable determinations of beneficial ownership and reporting obligations and to otherwise comply with the CTA. Your failure to provide such requested information that is complete and accurate and to otherwise cooperate as we might reasonably request in connection with such legal services may lead to our decision to withdraw from the representation.

COMMUNICATION

We believe clients and attorneys are best served by having arrangements for representation understood and agreed to in advance. We should be contacted immediately if there are any questions concerning our arrangements as set out in this statement and in the engagement letter. Additionally, you are encouraged to communicate with us concerning any questions you may have during the course of our representation or in connection with our billings.

The Client(s) and the Firm may, during the course of this engagement, exchange information, convey documentation and otherwise communicate electronically with one another and, from time to time, with third parties in furtherance of the purposes of this engagement. For purposes of this provision, electronic communications include, but are not limited to, internet e-mail, instant messaging, facsimile and wireless communications. By your execution of this Statement of Engagement Terms for Legal Services, you acknowledge that electronic communication of this sort may not be a secure method of communication, that such electronic communications may be copied and held by various computers through which they pass during transmission and that persons not participating in such communications may intercept them by improperly accessing computers through which they are transmitted. You further acknowledge that neither party has control over the performance, reliability, availability or security of any such electronic communications. Consequently, the Firm will not be liable to you for any loss, damage, expense, harm or inconvenience resulting from the unintentional loss, delay, disclosure, interception, corruption and/or alteration of any electronic communication. In the event you object to the use by the Firm of any form of electronic communication, please advise the Firm in writing at your earliest convenience.

ENTIRE AGREEMENT

This Statement of Engagement Terms for Legal Services and the attached Engagement Letter for Legal Services contain the entire agreement between you and the Firm. There are no other agreements and/or understandings stated or implied. It is understood and agreed that any changes, modifications or alterations to these terms of engagement shall be in writing and executed by you and the Firm.

Please read this Statement of Engagement Terms for Legal Services and the engagement letter carefully. Your engagement of the Firm constitutes your acceptance of the

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terms and conditions set forth herein and in the engagement letter. If any term is unacceptable to you, please advise us now so that we can resolve any differences and proceed with a clear, complete and consistent understanding of our relationship.

RESOLUTION 26-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A LEGAL SERVICES AGREEMENT WITH LEWIS RICE LLC FOR REPRESENTATION IN COLLECTIVE BARGAINING NEGOTIATIONS WITH THE MAPLEWOOD FIRE FIREFIGHTERS OF I.A.F.F. LOCAL 2665

WHEREAS, the City of Maplewood is preparing to re-enter collective bargaining agreement negotiations with the Maplewood Firefighters of International Association of Fire Fighters Local 2665; and

WHEREAS, the City previously engaged Lewis Rice LLC to provide legal representation in prior negotiations with Local 2665; and

WHEREAS, the Union has specifically requested that Brian Pezza of Lewis Rice LLC serve as the City's representative in negotiations with the Maplewood Fire Firefighters of I.A.F.F. Local 2665; and

WHEREAS, Lewis Rice LLC has submitted an engagement letter dated June 16, 2026, proposing to represent the City at a blended rate of \$400 per hour for all attorneys, with no advance required.

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

Section I. The City Manager is hereby authorized to execute the Legal Services Agreement and accompanying Statement of Engagement Terms with Lewis Rice LLC, dated June 16, 2026, for legal representation in collective bargaining negotiations with the Maplewood Fire Firefighters of I.A.F.F. Local 2665.

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

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Memorandum of Understanding with Aging Ahead for CHOICE Senior Lunch and Programming Site**

Staff is presenting a proposed Memorandum of Understanding (MOU) among the City of Maplewood, the City of Richmond Heights, Aging Ahead, and Artists First for Council authorization. The MOU establishes a CHOICE program site at Artists First, located at 7190 Manchester Road, with programming beginning September 1, 2026, and running through June 30, 2027.

The CHOICE program, operated by Aging Ahead, provides federally funded nutritionally balanced meals, social programming, and connections to age-related community resources for older adults. Aging Ahead proposes to operate the site two days per week (Tuesdays and Thursdays) providing staff, programming, and lunch service. Programming is offered free of charge; Aging Ahead will request voluntary contributions from participants for meals, consistent with its standard model. No fee will be charged to participants by any party.

This initiative was spearheaded by Mayor Greenberg as part of an effort to bring aging-in-place services to seniors in Maplewood, and, by extension, the broader Central Core cities. Social Services Coordinator Celeste Grayer has led the development of this partnership, engaging directly with Maplewood seniors, building relationships with isolated residents, and facilitating coordination among Aging Ahead, Artists First, and both cities. Once the site is established, programming will be led by Aging Ahead. The Artists First location is intended as an interim site; staff hopes to establish a long-term CHOICE presence in the Yale/Manchester neighborhood as development plans for the neighborhood progress.

Under the MOU, Aging Ahead will schedule programming, manage registration, coordinate food service, provide promotional materials to partner organizations, and report attendance and evaluation data. Artists First will provide meeting and storage space, arrange the room and audio-visual equipment, ensure ADA accessibility, and comply with applicable fire and safety requirements. The Cities of Maplewood and Richmond Heights, through the Social Services Coordinator, will support community outreach and publicity.

The MOU contains no financial commitment or obligation of funds from the City. Rental costs associated with the Artists First space are being supported by a private donor contributing directly to Artists First.



Supporting the journey.

This Memorandum of Understanding (MOU) is effective **September 1, 2026**, by **Agging Ahead**, with an address at 14535 Manchester Road, St. Louis, MO 63011, and Artist First, with an address at 7190 Manchester Road, Maplewood, MO 63143, and the City of Maplewood, with an address at 7601 Manchester Road, Maplewood, MO 63143, and the City of Richmond Heights, with an address of 1330 S. Big Bend, Richmond Hts, MO 63117.

WHEREAS, Agging Ahead receives federal funding to provide nutritionally balanced meals that encourage healthy eating and socialization and to connect older adults and their families to age-related community resources.

WHEREAS, Artist First serves the community by empowering artists of all abilities, and City of Maplewood and City of Richmond Heights formally recognizes the vital importance of ensuring the health, safety, and well-being of its aging population.

TERM: The term of this agreement shall be from **September 1, 2026, through June 30, 2027**. Expiration of the term or termination of this MOU shall not extinguish any rights or obligations of the parties, which have accrued prior thereto.

SCOPE OF SERVICES:

Agging Ahead shall:

- a. Schedule speakers/presenters.
- b. Maintain online registration system.
- c. Facilitate lunch program by taking reservations and communicating with food service provider.
- d. Inform Artist First of how many participants to expect at least one day before the program.
- e. Provide Artist First with a preferred room configuration at least one day before the program.
- f. Provide Artist First and the Social Services Coordinator for the Cities of Maplewood and Richmond Heights with a list of upcoming programs to be included in publicity.
- g. Post program information on Agency website.
- h. Promote program through community outreach.
- i. Compile and report attendance statistics and program evaluations.

Artist First shall:

- a. Provide meeting space for program.
- b. Provide storage space for program materials.
- c. Arrange the room and set-up necessary audio-visual equipment.
- d. Agree to prominently display and distribute promotional, educational, and informational materials regarding the Choice Program within designated public spaces, community bulletin boards, and common areas.
- e. Be compliant with all applicable state and local fire and safety laws.
- f. Provide a location that is readily accessible to and usable by persons with disabilities.
- g. Post a hand-washing sign in the restroom.
- h. Regularly schedule methods of insect and rodent control.

Aging Ahead and Artist First, City of Maplewood, and the City of Richmond Heights agree that:

- a. Programs are offered free of charge.
- b. Only those who register for the program are eligible to receive the lunch meal that is provided.
- c. ***Aging Ahead*** is authorized to collect voluntary contributions for lunch meals.
- d. Program will be referred to as CHOICE.

FUNDING: Nothing in this MOU shall be deemed to be a commitment or obligation of funds from either ***Aging Ahead*** or Artist First, City of Maplewood, and the City of Richmond Heights. The entities acknowledge that all or any financial arrangements must be negotiated and will depend upon the availability of funds. Neither party will charge a fee to clients participating in this program. ***Aging Ahead*** will request a voluntary contribution from participants for services received.

CONFIDENTIAL INFORMATION: All terms set forth in this MOU and information or data relating to the business or operations of any party to this MOU acquired by any other party in connection with this MOU shall be treated as strictly confidential by the receiving party, and shall not, unless otherwise required by law, be disclosed by the receiving party without the prior written permission of the party to whom the information in question relates. This provision shall survive termination of the MOU.

PRIVACY AND SECURITY COMPLIANCE: The parties agree to maintain the privacy and security of any individually identifiable information received from or created for the other party in accordance with all relevant state and federal laws and regulations. This provision shall survive termination of this MOU. Specially, but without limitation, the parties agree to comply with all laws regarding the confidential and secure treatment of individually identifiable health information in accordance with all relevant state and federal laws and regulations, including, but not limited to, the privacy and security standards of the Health Insurance Portability and Accountability Act of 1996.

APPLICABLE LAW: The parties agree that the validity, interpretation, and enforcement of this Agreement shall be governed by the laws of the State of Missouri.

INDEMNIFICATION: The parties agree to indemnify, defend, and hold harmless the other parties from and against all damages, claims, liabilities, losses, and costs (including reasonable attorneys' fees and related costs) whatsoever that may arise out of and/or be incurred in connection with any acts or omissions by any employees, volunteers, presenters, permitted subcontractors, agents or representatives in connection with this MOU. Nothing in this MOU shall be deemed to waive Artist First, City of Maplewood, or the City of Richmond Heights's sovereign immunity.

TERMINATION: Either party may terminate this MOU for any reason upon written notice to the other party. Written notice will be sent to addresses listed on the signed contract.



In Witness thereof, ***Agging Ahead*** and Artist First, and the City of Maplewood, and the City of Richmond Heights, hereby execute this MOU as follows:

Authorized Representative/ Date	Authorized Representative/Date
<i>Agging Ahead</i> 14535 Manchester Road St. Louis, MO 63011	Artist First 7190 Manchester Rd Maplewood, MO 63143
Authorized Representative/Date	Authorized Representative/Date
City of Maplewood 7601 Manchester Rd. Maplewood, MO 63143	City of Richmond Heights 1330 S. Big Bend Richmond Hts, MO 63117

RESOLUTION 26-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH AGING AHEAD, ARTISTS FIRST, AND THE CITY OF RICHMOND HEIGHTS FOR THE ESTABLISHMENT OF A CHOICE SENIOR LUNCH AND PROGRAMMING SITE

WHEREAS, Aging Ahead is a nonprofit organization that receives federal funding to provide nutritionally balanced meals, social programming, and connections to age-related community resources for older adults; and

WHEREAS, Mayor Greenberg has championed efforts to bring aging-in-place services to Maplewood residents and older adults across the central core region; and

WHEREAS, Social Services Coordinator Celeste Grayer has developed a partnership with Aging Ahead to establish a CHOICE program site in Maplewood, engaging directly with seniors and coordinating among all parties; and

WHEREAS, Artists First, located at 7190 Manchester Road, Maplewood, Missouri, has agreed to serve as the host site for CHOICE programming beginning September 1, 2026; and

WHEREAS, the proposed Memorandum of Understanding establishes the roles and responsibilities of Aging Ahead, Artists First, the City of Maplewood, and the City of Richmond Heights in operating the CHOICE site, with no financial obligation of funds from either city; and

WHEREAS, the City Council finds this partnership consistent with the City's commitment to the health, safety, and well-being of its senior residents.

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

Section I. The City Manager is hereby authorized to execute the Memorandum of Understanding among Aging Ahead, Artists First, the City of Maplewood, and the City of Richmond Heights, for the establishment and operation of a CHOICE senior lunch and programming site, effective September 1, 2026, through June 30, 2027.

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

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Memorandum of Understanding with Artists First for Mural Installation at 7178 Manchester Road**

Staff is presenting a proposed Memorandum of Understanding between the City and Artists First establishing a collaborative partnership to create a historical timeline mural within the City-owned pedestrian walkway in the 7100 block of Manchester Road.

The walkway is located within the remnants of a 1926 theater structure and serves as an open-air passage connecting Manchester Road to the rear parking lot. The mural will transform this passage into a visual representation of Maplewood's history, including the theater itself, the city's development over time, and its connection to Route 66. The project serves dual purposes: preserving and celebrating local heritage in a high-visibility commercial corridor, and transforming an underutilized pedestrian space into a vibrant, inviting passageway that enhances foot traffic between Manchester Road and nearby businesses.

The mural is planned to coincide with Artists First's First Look event on August 15, a community event that serves as a prelude to the Paint Louis Graffiti Street Art Festival. Under the MOU, Artists First will provide strategic leadership, develop the mural design with input from the City, select and coordinate participating artists, manage project planning and execution, and document outcomes. The City will prepare the site, procure paint and materials, provide artist honoraria, and retain ownership of the completed mural and responsibility for its ongoing maintenance.

The City's total commitment under the MOU is not to exceed \$7,500. The City has received a grant (amount to be announced) from the Missouri Arts Council to support the project. A second grant request to the St. Louis Realtors Association is pending. All project expenditures will be made directly to vendors, contractors, and artists in accordance with the City's procurement regulations. Artists First has no direct monetary obligation to the City under the MOU.

The MOU runs from July 15, 2026, through six months following completion of the mural installation, anticipated on or about August 15, 2026.

MEMORANDUM OF UNDERSTANDING
between
City of Maplewood, MO and Artists First

1. Purpose

This Memorandum of Understanding (“MOU”) is entered into by and between the City of Maplewood, 7601 Manchester Road, Maplewood, Missouri 63143, and Artists First, 7190 Manchester Avenue, Maplewood, Missouri 63143 (each individually referred to as a “Party” and collectively as the “Parties”).

Artists First is a community-based nonprofit art studio that empowers artists of all abilities and hosts the annual First Look event in Maplewood. Scheduled for August 15, 2026, First Look serves as a prelude to the Paint Louis Graffiti Street Art Festival in St. Louis. The event brings the community together to engage with artists while exploring the techniques, styles, and history of street art.

As part of the First Look event, Artists First will create a mural on the interior walls of the City-owned property located at 7178 Manchester Avenue, Maplewood, Missouri. The mural is intended to enhance the surrounding neighborhood through placemaking and public art, creating a vibrant and welcoming community space.

The purpose of this MOU is to establish a collaborative partnership between the City of Maplewood and Artists First and to define the roles, responsibilities, and expectations of each Party. This MOU outlines the framework under which the Parties will work together to create a mural that enriches the community and provides an engaging public art experience for residents and visitors of all ages.

2. Objectives of the Partnership

Through this MOU, the City of Maplewood and Artists First agree to work together to develop a mural for the City of Maplewood that will enrich the community and provide an engaging public art experience for residents and visitors of all ages.

Through this partnership, the City of Maplewood will work with Artists First from July 15, 2026 to September 1, 2026.

3. Roles and Responsibilities

Through this partnership, City of Maplewood will:

- a. Coordinate preparation of the mural site to ensure the interior walls are ready for painting prior to the event.
- b. Purchase and provide the paint, supplies, and other materials necessary for completion of the mural.

- c. Provide artist honorarium for participating artists in accordance with the approved project budget.
- d. Coordinate with Artists First regarding project logistics and access to the site to facilitate successful completion of the mural.
- e. Obtain, or cause to be obtained, all required City approvals, permits, licenses, and any necessary street closures or other authorizations related to the installation of the mural.
- f. Retain ownership of the completed mural and the project site for the duration of the mural's useful life.
- g. Assume responsibility for the ongoing maintenance and preservation of the mural following its completion. The City of Maplewood shall collaborate with Artists First during the project planning process to develop a maintenance plan that supports the long-term care and preservation of the artwork.

Artists First agrees to:

- a. Provide strategic leadership and oversight for the mural project on behalf of the partnership.
- b. Develop the mural design, incorporating final input and approval from the City of Maplewood's designated advisory committee.
- c. Select and coordinate the participating artist(s) for the mural project.
- d. Provide the City of Maplewood with a detailed list of required paint, materials, and supplies in sufficient time to allow for procurement prior to the event.
- e. Manage the overall planning, coordination, and execution of the mural project.
- f. Provide artistic, technical, and organizational leadership throughout all phases of the project.
- g. Lead event activities associated with the mural installation, including coordinating participating artists and volunteers.
- h. Develop and provide promotional materials related to the project and event.
- i. Document the project and provide a post-event summary highlighting outcomes, participation, and project impact.
- j. Collaborate with the City of Maplewood to promote the project, engage the community, and build excitement around the creation of a vibrant new public art space.

4. Project Costs

The City of Maplewood agrees to fund eligible project expenses for the mural project in an amount approved by the City, not to exceed Seven Thousand Five Hundred Dollars (\$7,500). The final funding amount shall be determined by the City based on available project funding and shall be communicated to Artists First prior to the commencement of the project.

The City shall pay approved project expenses directly to vendors, contractors, artists, or other service providers upon receipt of appropriate invoices or other

documentation acceptable to the City. Payment of project expenses shall be made in accordance with the City's standard accounts payable procedures.

Artists First shall coordinate the project and obtain the City's approval of project expenditures in advance where requested. All City expenditures made pursuant to this Agreement shall be made in accordance with the City of Maplewood's procurement regulations. Artists First shall provide invoices, receipts, or other documentation reasonably necessary to facilitate payment in accordance with those regulations. The City makes no commitment to reimburse expenses incurred without prior coordination with the City's designated contact identified in Section 10 of this Agreement.

Artists First shall have no direct monetary obligation to the City of Maplewood in connection with this project and shall not be responsible for advancing project costs unless otherwise agreed to in writing by the Parties.

5. Marketing

Both Parties shall jointly participate in marketing to promote programming and the associated project executed through this agreement with approval of each respective organization.

6. Timeline

The project will take place over the course of forty-eight days, beginning July 16, 2026 – September 1, 2026, with the possibility of extending the agreement as mutually agreed upon by all parties.

7. Insurance

Artists First shall provide the City of Maplewood with a certificate of insurance evidencing the required coverage and shall name the City of Maplewood, its elected officials, officers, employees, and agents as Additional Insureds under the commercial general liability policy for activities arising out of this Agreement. Such policy shall provide coverage with a limit of not less than one million dollars (\$1,000,000) per occurrence. The certificate and applicable endorsement(s) shall be provided to the City prior to the commencement of any work. The policy shall provide that the City of Maplewood receive at least thirty (30) days' prior written notice of any cancellation or material change in coverage. The City of Maplewood reserves the right to waive or modify the insurance requirements set forth in this section upon written approval of the City Manager.

8. Indemnification

Artists First shall indemnify and hold harmless City of Maplewood and respective affiliates, directors, officers, managers, partners, members, shareholders, employees, agents and representatives from any and all losses, liabilities, claims, actions, fees and expenses (including interest and penalties due and payable with respect thereto, reasonable attorneys' and accountants' fees and any other reasonable out-of-pocket expenses) arising under, out of or in connection with any breach by Artists First of this Agreement or resulting from the negligence of Artists First in connection with the project. This provision shall survive any termination or expiration of this Agreement.

9. Termination

In the event Artists First breaches this Agreement, the City of Maplewood may terminate this Agreement upon written notice to Artists First of such termination. In the event the City of Maplewood breaches this Agreement, Artists First may terminate this Agreement upon written notice to the City of such termination.

10. Contact Information

Artists First
Sheila Suderwalla, Executive Director
7190 Manchester Avenue
Maplewood, MO 63143
sheila@artistsfirststl.org
314.781.4440

City of Maplewood
Laura Miller, Community Development Director
7601 Manchester Rd.
Maplewood, MO 63143
lmiller@maplewoodmo.gov
314.646.3607

11. General Terms and Conditions

This agreement is effective when signed by each Party and as of the date of the final signature and will remain in effect until six (6) months following completion of the mural installation, anticipated on or about August 15, 2026.

By executing this Memorandum of Understanding where indicated below, each Party agrees, as of the date of the final signature, to be bound by the terms and provisions set forth above.

Artist First:

City of Maplewood

By: _____

By: _____

Date: _____

Date: _____

Sheila Suderwalla
Executive Director
7190 Manchester Avenue
Maplewood, MO 63143
sheila@artistsfirststl.org
314.781.4440

Amber Withycombe
City Manager
7601 Manchester Road
Maplewood, MO 63143
awithycombe@maplewoodmo.gov
314.646.3603

RESOLUTION 26-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ARTISTS FIRST FOR THE CREATION OF A MURAL IN THE CITY-OWNED PEDESTRIAN WALKWAY IN THE 7100 BLOCK OF MANCHESTER ROAD

WHEREAS, the City of Maplewood owns a pedestrian walkway in the 7100 block of Manchester Road, located within the remnants of the 1926 Maplewood Theatre structure, which serves as a passage connecting Manchester Road to rear parking; and

WHEREAS, Artists First is a community-based nonprofit art studio that empowers artists of all abilities and has proposed to lead the creation of a historical timeline mural within this walkway, celebrating Maplewood’s history, the theater, and the city’s connection to Route 66; and

WHEREAS, the mural project will enhance a pedestrian space in a high-visibility commercial corridor, beautify the walkway, and promote foot traffic between Manchester Road and nearby businesses; and

WHEREAS, the project is planned in conjunction with the Artists First First Look event on August 15, 2026; and

WHEREAS, the City Council finds this partnership consistent with the City’s commitment to placemaking, neighborhood enhancement, and celebration of local heritage.

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

Section I. The City Manager is hereby authorized to execute the Memorandum of Understanding between the City of Maplewood and Artists First for the creation of a historical timeline mural within the City-owned pedestrian walkway in the 7100 block of Manchester Road, in an amount not to exceed \$7,500, effective July 15, 2026, through six months following completion of the mural installation.

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

Passed this 14th day of July, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **Annual Conflict of Interest Disclosure Ordinance**

The attached ordinance re-adopts and establishes the City’s procedure for disclosing potential conflicts of interest and substantial interests for certain municipal officials. Although Missouri Revised Statutes Section 105.485.4 requires this procedure be readopted at least biennially by September 15 of each odd-numbered year, the City re-adopts it annually as a best practice.

The ordinance requires elected officials and the City Manager to disclose financial interests that could potentially conflict with their municipal duties, including transactions exceeding \$500 between officials or their immediate family members and the City, business relationships where officials hold substantial interests that transact with the City, and enhanced disclosure requirements for the City Manager covering employment information and business affiliations. All disclosure reports are filed with the City Clerk and the Missouri Ethics Commission and are available for public inspection during normal business hours. Reports must be filed annually by May 1, covering the previous calendar year; officials appointed during the year must file within thirty days of appointment.

By adopting this ordinance, the City excludes itself and its officers from the standard state disclosure requirements under Sections 105.483(11) and 105.485.2, as permitted by state law, while maintaining local oversight of the disclosure process.

BILL NO. 6335
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, RE-ADOPTING AND ESTABLISHING AND MAKING PUBLIC A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS

WHEREAS, Section 105.485.4, RSMo (as amended), authorizes a political subdivision to adopt its own method of disclosing potential conflicts of interest and substantial interests, thereby excluding the political subdivision and its officers and employees from the standard financial interest statement requirements of Section 105.485.2, RSMo; and

WHEREAS, Section 105.461, RSMo, requires that any member of a governing body of a political subdivision who has a substantial personal or private interest in any measure, bill, order or ordinance disclose that interest and disqualify themselves from voting on matters relating to that interest; and

WHEREAS, the City of Maplewood previously adopted such a procedure and wishes to re-adopt and re-establish that procedure on an annual basis to ensure continuous compliance with Section 105.485.4, RSMo; and

WHEREAS, the City Council finds that re-adoption of this procedure serves the public interest by maintaining independence, impartiality, and accountability of municipal officials and by sustaining public confidence in the integrity of City government.

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

Section I. Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City. Terms used herein shall have the meanings ascribed to them in Section 105.450, R.S. Mo. (as amended).

Section II. Conflicts of Interest (Sec. 105.461, RSMo). The Mayor or any member of the City Council who has a substantial personal or private interest in any measure, bill, order or ordinance shall disclose on the records of the City Council the nature of their interest and shall disqualify themselves from voting on any matters relating to this interest. Substantial personal or private interest is defined as ownership by the individual, their spouse or dependent children, whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity or other compensation or remuneration of \$5,000 or more per year from any individual, partnership, organization or association within a calendar year.

Section III. Disclosure Reports. Each elected official of the City and the City Manager shall disclose in writing the following information by May 1 if any such transactions were engaged in during the previous calendar year:

- a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the City of Maplewood, other than compensation

received as an employee or payment of any tax, fee or penalty due to the City of Maplewood, and other than transfers for no consideration to the City of Maplewood; and

- b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the City of Maplewood, other than payment of any tax, fee or penalty due to the City of Maplewood or transactions involving payment for providing utility service to the City of Maplewood, and other than transfers for no consideration to the City of Maplewood.
- c. The City Manager also shall disclose by May 1 for the previous calendar year the following information:
 1. The name and address of each of the employers of the City Manager from whom income of one thousand dollars or more was received during the year covered by the statement;
 2. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Missouri Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which he owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which he owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;
 3. The name and address of each corporation for which the City Manager served in the capacity of a director, officer or receiver.

Section IV. Filing of Reports. Reports shall be filed with the City Clerk and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section V. When Filed. The financial interest statements required to be filed hereunder shall be filed at the following times, but no person shall be required to file more than one financial interest statement in any calendar year:

- a. Each person appointed to office shall file any statement required hereunder within thirty days of such appointment or employment;
- b. Every other person required to file a financial interest statement hereunder shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

Section VI. Filing of ordinance. The City Clerk shall send a certified copy of this ordinance on to the Missouri Ethics Commission within ten days of its adoption.

Section VII. Exclusion from Requirements of Sections 105.483 and 105.485, RSMo As provided in Section 105.485.4, RSMo (as amended) by the adoption of this Ordinance the City of Maplewood hereby excludes the City and its officers and employees from the requirements of Sections 105.483(11) and 105.485.2.

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

Passed this 11th day of August, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: July 10, 2026
Subject: **City Manager's Report**

Proposition M Update

Following the April 2026 election in which Proposition M received 53.4% support but fell short of Missouri's required four-sevenths supermajority, City Council directed staff to explore returning the measure to voters. Discovery Works Collaborative was engaged as the City's communications and research consultant to support that effort.

Discovery Works conducted listening sessions on July 6 and July 8 with four groups: city staff, Maplewood businesses, residents, and Council members. The information gathered will be used to inform a citywide survey to be conducted the last two weeks in July. Survey findings will be presented to Council at the August 11 meeting.

Should the listening session and survey data indicate voter readiness for a November election, the August 11 meeting will include an ordinance calling a bond election for November 3, as well as updated construction scenarios from Navigate, including updated costs for the project scope proposed in April and one to two alternate construction scenarios. Northland Public Finance, the municipal advisor authorized by tonight's resolution, will work with staff in the meantime to develop updated financing scenarios for both the original project scope and potential alternative scopes.

Because ballot language must be submitted to the St. Louis County Board of Elections by August 25, Council will be asked to hold an emergency meeting on Tuesday, August 18 for final reading of the bond ordinance, if Council determines at the August 11 meeting to proceed with a November election. I welcome questions from Council members now and in the weeks ahead, and I encourage members to reach out prior to August 11 to ensure everyone has the information needed to make decisions at that meeting.

City Council-Community Response Working Group

Following Council Member Wiley's proposal at the May 12 meeting, the City is organizing the City Council-Community Response Working Group, a community dialogue series focused on resources and community response related to Maplewood's unhoused population. The first session, and potentially subsequent sessions, will be professionally facilitated. Staff is working with the facilitator to establish a focused set of goals and a defined endpoint for the series. The first two meetings are tentatively scheduled for Monday, July 20 and Monday, August 17, both at 6:00 p.m. at Artists First. Council members who have not yet confirmed their

participation are encouraged to do so. If four or more Council members attend any session, it will be posted as a public meeting; sessions with three or fewer Council members will comply with all Sunshine Law requirements for Council committees.

Comprehensive Plan Update

A resolution to accept the 2026 Comprehensive Plan was removed from the July 14 Council meeting agenda following the Plan and Zoning Commission's decision at its July 6 meeting not to vote on the plan at this time. Commission members cited several reasons for the deferral: newer members wished to review prior drafts and the history of comments and feedback from the Commission and steering committee before voting; some members wanted additional time to consider whether earlier Commission comments not incorporated into the current draft should be revisited; and members expressed a desire for more time for public communication about the purpose and implications of the plan. The Commission agreed to hold a work session during its regular August 3 meeting to address these concerns. Commission members' written comments on the current draft are due to Director of Public Works and Planning Todd Hughes by July 27. Staff will prepare a memo comparing all prior drafts to the current draft to document the history of Commission and Steering Committee comments and how each was addressed. If the Commission votes to adopt the plan at its September 7 meeting, the earliest Council would consider a resolution to accept the plan is September 15.

The City's original professional services agreement with PGAV, approved by Council on June 11, 2024, was in the amount of \$135,000. A contract extension of up to \$40,000 was subsequently approved to address Commission feedback and complete the plan; approximately \$13,641 of that extension remains unspent. The extended timeline has carried the project into FY27, for which no additional comprehensive plan budget was anticipated. Staff will need to identify offset resources to fund any remaining work through plan adoption.

Business License Renewal Compliance and Saratoga Lanes Cease and Desist

Staff is pleased to report that as of June 30, 2026, the City achieved full compliance with business license renewal requirements for Fiscal Year 2026 among all active Maplewood businesses, with one exception.

At the October 14, 2025, Council meeting, staff reported that eight businesses had been referred to Community Resource Officers for citation and nine additional businesses remained noncompliant due to missing documentation or outstanding payments. All businesses in both categories have since come into compliance, with the exception of Saratoga Lanes at 2725 Sutton Boulevard.

This outcome reflects the significant work of Resource Development and Public Engagement Manager Tephania Hyde, whose active outreach to noncompliant businesses, improved licensing workflows through the SmartGov permitting platform, and persistent follow-through have increased compliance rates and strengthened the City's business licensing processes.

Saratoga Lanes owner James Barton has operated without a valid merchant license or liquor license since both expired on June 30, 2025. No application or payment has been received in the intervening year, nor has a letter of no tax due from the State of Missouri been produced by Mr. Barton. On June 29, 2026, the City issued a cease and



desist letter directing Mr. Barton to immediately cease all business operations and the sale of alcoholic beverages, and giving him seven days to achieve full compliance, including payment of all past-due 2025-2026 fees and current 2026-2027 fees. The letter was served by the Police Department the same day. No compliance was achieved by the July 6 deadline. Daily citations are being issued for each day Mr. Barton continues to operate without a valid merchant license and for each day alcoholic beverages are sold or provided without a valid liquor license. Supplying alcoholic beverages to a business operating without a valid liquor license is unlawful under Missouri law, and any continued supply may subject a distributor to liability. Staff will continue to pursue enforcement and will escalate the matter if appropriate.

Regional Fire Authority Feasibility Study

The City is participating in a regional feasibility study exploring whether a consolidated fire authority could deliver more efficient and cost-effective fire protection services across several inner-ring St. Louis County municipalities, including Clayton, Olivette, Richmond Heights, Shrewsbury, University City, and Webster Groves. The steering committee for the study has been finalized. The ten-member committee includes elected officials, city managers, fire chiefs, finance representatives, and union leadership from the participating municipalities. Maplewood is represented by Finance Director Alexis Miller. The committee's first meeting is scheduled for later this month.

Central Cities Collaboration Meeting

The next Central Cities Collaboration meeting will be held on Thursday, July 30. Maplewood is hosting. The group, which began meeting last summer, brings together mayors and city managers/administrators from Brentwood, Clayton, Maplewood, Olivette, Richmond Heights, University City, and Webster Groves to explore regional collaboration opportunities. Shrewsbury and Ladue have joined the group since the last meeting, expanding the partnership to nine municipalities.

The fire authority feasibility study is among the concrete outcomes that have emerged from these conversations. The July 30 agenda will cover the status of existing partnerships — including the fire training tower facility, public safety dispatch, IT services, recreation, and social services — as well as new topics including a potential capital equipment sharing program, a municipal permitting and inspection cooperative, and a municipal court cooperative.

Missouri Blue Shield Designation and Grant

The City has received a renewed Missouri Blue Shield designation from the state, recognizing our commitment to supporting local law enforcement and public safety. Maplewood is among more than 140 communities statewide to receive the designation in 2026.

The designation makes Maplewood eligible for the FY 2027 Missouri Blue Shield Grant Program, administered by the Department of Public Safety. Each designated community is eligible to receive \$28,985.50. Allowable uses include body-worn cameras, mobile data terminals, vehicles, personal protective equipment, security and surveillance systems, crime analytics software, and communications equipment, among other items. The application deadline is July 31, 2026. Staff is working to complete the application prior to that date.



Yale/Manchester Neighborhood Investment Update

The City has received a \$100,000 Community Development Block Grant from St. Louis County to fund improvements to the Yale Open Space. The award was made through the FY26 Notice of Funding Availability process administered by the St. Louis County Department of Human Services. Staff anticipates a project kick-off in late summer. Council approved \$120,000 in master plan improvements to Yale Open Space in the FY27 budget.

Staff and Bi-State Development have reached agreement with LaChef property owner Michael Prost on the relocation of the westbound bus bench and shelter in the 7100 block of Manchester. Mr. Prost requested that the bench and shelter be moved away from the frontage of his property at 7169 Manchester Road. The bench and shelter will be moved approximately 10 feet to the west of the current location, as far west as site constraints allow, with the final position determined by the presence of a light post and power pole and the need for ADA-compliant access. The relocation will result in the loss of one to two additional on-street parking spaces on westbound Manchester Road beyond those already lost with the original installation.

Proposition U, St. Louis County Use Tax

St. Louis County has placed a countywide use tax, Proposition U, on the August 4, 2026 ballot. The measure allows collection of taxes on remote and out-of-state sales, ensuring parity between local brick-and-mortar businesses and online retailers.

If passed, Proposition U would benefit the county, municipalities, and special districts including the Zoo Museum District, Great Rivers Greenway, and the Park Grant Commission, all of which would receive monthly revenue disbursements. The Municipal League of Metro St. Louis estimates municipalities would receive at least \$50 per capita annually. Countywide, the measure is projected to generate approximately \$118.4 million annually, with roughly \$35.4 million distributed to municipalities and \$70 million to the county, which is currently facing an estimated \$40 million budget deficit.

The Municipal League is asking municipalities to educate residents on the local benefits of the measure in advance of the August 4 election. More information is available at <https://stlmuni.org/use-tax-information-campaign/>.

Missouri Amendment 5 Income Tax Elimination and Sales Tax Changes

Missouri voters will also consider Amendment 5 on the August 4 ballot. If passed, the amendment would require the state legislature to gradually phase out Missouri's individual income tax over time as state revenues grow, and would permanently prohibit the state from reinstating an income tax once it is eliminated. To offset the lost revenue, the legislature would be permitted to expand the sales and use tax to cover additional goods and services, but only those that were not already exempt from sales tax as of January 1, 2015, and only if the additional revenue is used to reduce the income tax.

If the legislature expands the sales and use tax base under Amendment 5, local governments, including Maplewood, would be required to reduce their own taxes by an amount roughly equal to the new revenue generated locally from that expansion. In other words, the additional sales tax revenue flowing to local governments could not simply be kept; it would have to be offset by reductions in local sales taxes,



property tax levies, or earnings taxes. Funding for public schools would be protected from any such reductions. For context, Missouri currently taxes individual income at graduated rates between 2% and 4.7% and charges a state sales tax of 4.225%.

The amendment's local offset requirement carries fiscal implications for Maplewood. The city's 1.75% local sales tax is projected to generate approximately \$4 million in FY27, roughly 38% of general fund revenue. Combined with the local use tax, sales and use tax together represent approximately 43% of the general fund. If the legislature expands the sales and use tax base and triggers the required 97% local offset, the city's local sales tax rate would be the most likely adjustment mechanism. Every 0.1% reduction in the local rate represents an estimated \$229,000 in lost annual revenue. The full fiscal impact would depend on the scope of any legislative expansion and the state auditor's calculation of adjusted rates, but the potential exposure to Maplewood's general fund is significant. Staff will continue to track legislative activity following the August 4 election.

Proposition U and Amendment 5 Educational Event

Residents and business owners interested in learning more can attend *Business & The Ballot*, an informational presentation hosted at The Heights on Wednesday, July 15, from 8:15 to 9:30 a.m. Municipal League executive director Pat Kelly will provide an overview of Proposition U and Missouri Amendment 5 and their potential impacts on local businesses. The event is open to chamber members and non-members; RSVP is required.

Municipal League of Metro St. Louis Annual Report

The Municipal League has released its annual report, a copy of which is attached. The 2026 legislative session closed May 15 with several outcomes favorable to local governments. Among the League's priority successes were SB 916, which strengthens sovereign immunity protections by clarifying that political subdivisions do not waive immunity merely by being named as an additional insured party on a contract; SB 973, which reinstated Missouri's land bank law; HB 1940, which modernized public notice requirements by allowing certain notices to be transmitted electronically; and HB 2474, which expanded procurement options by authorizing progressive design-build contracts for political subdivisions. The session also saw the defeat of several proposals the League opposed, including legislation to exempt groceries from local sales taxes, a bill establishing a statewide building code, legislation mandating building permit approval deadlines, and a bill eliminating local energy-efficiency standards.

In addition to Amendment 5, three other constitutional amendments will appear on the August 4 ballot. Amendment 1 would extend the existing 0.10% Parks and Conservation sales and use tax for an additional ten years. Amendment 2 would require the Jackson County Assessor to be an elected position. Amendment 4 would require majority approval from each congressional district for initiative petitions to amend the state constitution and would prohibit foreign nationals from contributing to ballot measure campaigns.

The League also notes that it will continue participating in discussions around the potential establishment of a Board of Freeholders to allow St. Louis City to reenter St. Louis County as a municipality, subject to majority approval by voters in both jurisdictions.





ANNUAL REPORT OF LEAGUE ACTIVITIES

DATE: July 1, 2026
TO: Chief Administrative Officer
FROM: Pat Kelly, Executive Director
RE: Annual Dues Statement and Report of League Activities

Dear Members:

On behalf of the Executive Board and staff, we extend our sincere appreciation to Mayor David Dimmitt of Brentwood for his leadership as President of the League over the past year. Mayor Dimmitt has been a consistent advocate for municipal interests, actively engaging legislators, supporting regional collaboration, and promoting the value of municipal government.

We would like to welcome Nathan Hoenig to the League staff. Nathan started this past April as our part-time Staff Associate. Nathan has a Bachelor Degree in Liberal Studies from UMSL and is perusing a Master of Public Administration from the University of Kansas.

The League has been working with the St. Louis Association of Realtors in support of St. Louis County's use tax proposal (Prop U) on the August 4th ballot. If approved by the voters, municipalities will receive between \$50 and \$100 per capita from the shared pool tax and county-wide public safety sales tax. Current polling indicates that the passage is highly unlikely, but we will continue to do our part to support the position.

Over the next year, the League will continue participating in discussions calling for the establishment of the Board of Freeholders for the purpose of allowing St. Louis City to reenter St. Louis County as a municipality, if approved by a majority vote of both St. Louis City and County residents.

LEGISLATIVE SESSION

Session Overview

The 103rd General Assembly, Second Regular Session, closed on May 15, at 6:00pm. The 2026 legislative session ended with several significant victories for local governments, as well as the defeat of numerous proposals that would have limited local control. A total of 3,110 bills were filed during the session, including 1,062 Senate bills and 2,048 House bills. Of those, 266 bills received third reading, 100 bills were truly agreed to and finally passed, and 17 appropriations bills were approved.

Among the Municipal League's priority successes was SB 888, sponsored by Senator Schroer, which standardized the process for determining if a juvenile should be held over to be seen by a judge when using the Missouri Juvenile Detention Assessment (JDTA) form, aligned coordination between juvenile officers and prosecutors, and improved the sharing of juvenile criminal history information. Additional priority legislation included SB 916, sponsored by Senator Burger, which strengthens sovereign immunity protections by clarifying the statutory definition of "purchase" so that political subdivisions do not waive sovereign immunity merely by being named as an additional insured party on a contract. SB 973, sponsored by Senator Trent, reinstated Missouri's land bank law, providing communities with an important redevelopment tool. HB 1871 fixed the candidate filing deadlines issue, allowing some flexibility when filing deadlines fall on holidays. HB 2641 established a regulatory framework for intoxicating hemp products, requiring them to be sold through licensed dispensaries. Additionally, HB 3231 created the Missouri Innovation, Public Safety, and Accountability Act, allowing cities to establish innovation zones, offering state economic incentives and office-to-residential redevelopment tax credits aimed at revitalizing vacant downtown properties.

Several other bills of interest to local governments were approved. SB 1629 improves underground utility safety by requiring detectable location devices for newly installed underground facilities. HB 1940 modernized public notice requirements by allowing certain notices to be transmitted electronically and eased newspaper publication requirements. HB 2057 authorized the cities of Osage Beach and Chesterfield to establish entertainment districts. HB 2474 expanded procurement options by authorizing progressive design-build contracts for political subdivisions. HB 2934 consolidated the Regional Convention and Visitors Commission and the Regional Convention and Sports Complex Authority in St. Louis City and County.

The session also saw the defeat of several proposals opposed by The League, including legislation to exempt groceries from local sales taxes, a proposal requiring political subdivisions to pay the relocation costs of fiber optic lines in the public right-of-way, a bill establishing a statewide building code, legislation mandating building permit approval deadlines, restricting local zoning authority over manufactured housing, and a bill eliminating all local energy-efficiency standards. The House and Senate also approved four Constitutional Amendment questions that will be on the August 4, 2026 ballot.

- Amendment 1 - would extend the existing 0.10% Parks and Conservation sales and use tax for an additional 10 years
- Amendment 2 - would require the Jackson County Assessor to be an elected position
- Amendment 4 – would require the majority of voters from each congressional district to approve initiative petitions to amend the constitution, prohibit foreign nationals from contributing to ballot measure campaigns, among other provisions. Legislative constitutional amendments would remain a simple majority statewide vote.
- Amendment 5 – phasing out of the State income tax and replacing the lost revenue with sales by expanding the sales tax base to include many services that currently are exempt from sales tax.

There is very little information on how Amendment 5 will be implemented and the extent of services that will be taxed. If approved, we will be monitoring the legislation and evaluating the impact to municipalities as more information becomes available.