



WILDWOOD

March 14, 2022

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Updates for the Items Noted Below, with Wards:

- a. Update on the Reserve at Wildwood Project (**Ward One**)
- b. Update on the Prime Place Project (**Ward Eight**)
- c. Center Avenue Update (**Ward Eight**)
- d. Update on Birch Forest Drive Turnaround (**Ward Five**)

Council Members:

The Department of Planning has combined the four (4) project updates that have been requested by the City Council into a single report. The four (4) project summaries that have been prepared are for the Reserve at Wildwood, the Prime Place, the Center Avenue Street Dedication, and the turnaround at Birch Forest Drive. These summaries are as follows:

- a. **Update on the Reserve at Wildwood Project (Ward One)** >>> The Department has completed the scheduling of the first visit by the City's consultant team to this site, which would be by Todd Wagner, of Wagner & Associates. The site visit occurred on Thursday, March 10, 2022, and was attended by a representative of the property owners as well. The property owners wanted a representative on the site and required twenty-four (24) hour notice, before the visit, which coincided with other work that Wilson Hydro and Wagner and Associates are undertaking for the City with the U.S. Army Corps of Engineers.
- b. **Update on the Prime Place Project (Ward Eight)** >>> The Improvement Plans (Construction Plans) have been reviewed by the Departments of Planning and Public Works and the comment letter on the same will be sent this week to KAI Design, the developer. Work has begun on the construction trailer/sales trailer in terms of cleaning it up, after months of no use.
- c. **Update on Center Avenue Street Dedication (Ward Eight)** >>> The letters with attached Quit Claim Deeds were sent to all pertinent owners with rights on Center Avenue on Friday, March 4, 2022. The letters appeared to have been received by many of the parties on Tuesday, March 8, 2022, given the few telephone calls that were received regarding them by the City. A total of sixteen (16) property owners received this information.

Both development projects with having frontages onto Center Avenue received initial support from the Planning and Zoning Commission at its meeting on March 7, 2022. These two (2) projects will be required to provide roadway improvements along their respective frontages, which will reduce the City's cost in this regard. However, these projects, if approved by City Council, will be many months away from construction.

- d. **Update on Birch Forest Drive Turnaround (Ward Five) >>>** The pre-construction meeting was held on March 2, 2022 at the site. The contactors and the City personnel reviewed the plan sheets and noted any inconsistencies between them and the site conditions that exist today. The results of such did identify a few limited concerns about the integration of the new retaining wall and the landscape wall that is located on the abutting property. An approach was formulated that will improve the situation for the neighbor by shifting the new wall (the City's) two (2) feet to the south, which will widen the sidewalk area along the side of the home to make it more functional for him. Other highlights in regard to the meeting are as follows:

Preconstruction Items >>>

1. The contractor will contact the neighbors before work begins on the project. These contacts must be verified by the City before a notice to proceed will be granted to the contractor.
2. The ordering of the materials is now underway, i.e., area inlet, piping, etc.
3. The retaining wall color that is to be used will be a sandy brown color to match the surrounding types.
4. The contactor will stage materials on the existing pavers, as much as possible.

Work Items >>>

5. The work will generally begin with the removal of the temporary asphalt turnarounds to use the fill in the new work area. Additional fill will be needed.
6. The work area will include the removal of a number of developer planted trees and shrubs, which the Department is going to try to save and replant, once the work is completed.
7. The work will include raising a sanitary manhole in the area of the new pavement, which was anticipated and shown on the plan.

General Items >>>

8. The project will take five (5) to six (6) weeks to complete, weathering permitting.
9. The draft Landscape Plan for this turnaround area was mailed to surrounding property owners on March 10, 2022 for their review and any input. The Department requested comments be returned to it on March 21, 2022.

If any of the City Council Members have questions or comments regarding these matters, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is not planned on these matters at tonight's meeting, given the items are under 'For Information' on the Work Session Agenda. However, if any City Council members have questions or comments, these matters can be addressed therein. Thank you for your review of this information.

Respectfully submitted,

CITY OF WILDWOOD



Joe Vujnich, Director

Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
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