



WILDWOOD

September 12, 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 Center Avenue Dedication to the City (**Ward Eight**)
- b. Update on Birch Forest Drive Turnaround (**Ward Five**)
- c. Update on the Pedestrian Bridge in the Manors at the Meadows of Cherry Hills (**Ward Eight**)

Council Members:

The Department of Planning has combined the three (3) project updates that have been requested by the City Council into a single report. The three (3) project summaries that have been prepared are for the Center Avenue Street Dedication, the turnaround at Birch Forest Drive, and an update on the pedestrian bridge that is to be constructed in the Manors at the Meadows of Cherry Hills area. These summaries are as follows:

- a. **Update on Center Avenue Dedication to City (Ward Eight)** >>> The City Attorney has contacted the St. Louis County Recorder of Deeds Office regarding its refusal to accept the signed Quit Claim Deeds and Certificates of Trust for recording (a total of sixteen (16)) instruments). The Recorder of Deeds Office has noted the need for the lot numbers from the 1925 plat creating Center Avenue must be part of the legal descriptions associated with the deeds. Another two (2) deeds have been reworked and will need to be signed by the property owners again. These two (2) deeds were reworked due to the St. Louis County Recorder of Deeds Office also not accepting them for recording. In response to another need, the Department has completed a second letter to one (1) of the property owners regarding the desired sanitary sewer connection, which was sent last week to them. Lastly, a property owner has yet to respond to the City's third attempt to contact him about the deed process. Other efforts to contact this individual are underway at this time.
- b. **Update on Birch Forest Drive Turnaround (Ward Five)** >>> The City has received the authorization from the Metropolitan St. Louis Sewer District (MSD) for the Birch Forest Drive turnaround project and it will allow the stormwater pipe that had slowed the review process to be treated as part of the City's right-of-way area. With this permit, the City has now received

both of the required outside authorizations for the project. The other permit was received from St. Louis County awhile back.

The fire district has reviewed the plan as well and provided comments, which have been addressed by the engineer preparing these revised documents. The fire district has agreed to a gate to be installed across the emergency access area, which is being considered and details relating to such, including an estimate for it, are being studied by the City and its engineer of record. The cost of the gate appears to be approximately twenty thousand dollars (\$20,000.00), with the needed solar energy source, siren activated opener, and Knox key. This cost is being further evaluated to attempt to reduce it. It is the hope of the contractor for the project it can reduce the cost through their bidding process versus the City.

The contractor has noted that it will be able to return to the site and restart the project at the beginning of October. At that time, the work should take about three (3) to four (4) weeks to complete. Thereafter, the landscaping component would then begin. This timeframe will allow the plantings to be placed, when temperatures are cooler and rainfall more plentiful, which will assist with their extending their morality.

- c. **Update on Pedestrian Bridge in the Manors at the Meadows of Cherry Hills (Ward Eight)**
>>> The selected contractor has placed the completion of this project on its schedule for the beginning of November and will be on-site until all components of it are finished. The issue of the ownership of the "gore" strip is scheduled to be resolved by the end of October (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
Dan Rahn, Assistant City Engineer
Melanie Rippetoe, Assistant Director of Planning and Parks
Travis Newberry, Senior Planner