



WILDWOOD®

## CITY COUNCIL

*COUNCIL CHAMBERS*

**MONDAY, JANUARY 9, 2017**

**7:00 P.M. to 7:20 PM**

## **WORK SESSION AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. MAYOR PRO TEMPORE'S COMMENTS AND ANNOUNCEMENTS
  - A. Mayor Pro Tempore Role
- IV. FOR INFORMATION
  - A. Rural Internet Access Committee Update (Wards – All)

Documents:

[WS - RURAL INTERNET ACCESS COMMITTEE UPDATE.PDF](#)

- B. Economic Development Committee
  - 1. Economic Development Manager's Report (Wards – All)

Documents:

[WS - 12-12-2016 EDC MANAGERS REPORT.PDF](#)

- C. Construction Project Update (Wards – All)

Documents:

[CONSTRUCTION PROJECT UPDATE 1-06-2017.PDF](#)

- 1. Update Report On Community Park – Phase 2 Project – Report #5 (Wards – All)

Documents:

[WS - COMMUNITY PARK UPDATE PHASE REPORT 5 FINAL REPORT.PDF](#)

D. City Administrator Item

1. Vintage Grove Subdivision – Deposit Agreement Status Update (Ward – Seven)

Documents:

[WS - VINTAGE GROVE SUBDIVISION UPDATE.PDF](#)

V. FOR ACTION

A. Economic Development Committee

1. Reconsideration Of Motion To Prepare Legislation For Approval Of Logos (Wards – All)
2. Preparation Of Resolution To Approve Logos (Wards – All)

Documents:

[WS - ADOPTION OF LOGOS.PDF](#)

VI. OTHER

VII. ADJOURNMENT

*City Council will consider and act upon the matters listed above, and such others as may be presented at the meeting and determined to be appropriate for discussion at that time.*

*Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1) 1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened' and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994].*

***The City of Wildwood will provide reasonable accommodations for persons attending City Council meetings. Requests for reasonable accommodations should be made by contacting Laura Rehtin, Deputy City Clerk at 636-458-0440 or email at [laura@cityofwildwood.com](mailto:laura@cityofwildwood.com) at least 48 hours prior to the start of the meeting.***



## WILDWOOD

January 9, 2017

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

Re: Update on the City's Rural Internet Access Project

Council Members:

The Department continues to work on several efforts relating to the extension of high-speed internet service to the underserved and non-served areas of Wildwood. These efforts have been presented to the City Council over the last couple months at different times, but are summarized below for the purposes of this update. These summaries are as follows:

- **Four (4) Small Poles for Bays ET** - Three (3) of the poles, two (2) of them within the City's public right-of-way areas on Melrose Road and Fox Creek Road, and a third location on 18321 Woodland Meadows Drive – a private street, were installed the week of November 28, 2016. Installation of equipment and electrical service **has not been completed as of the start of this year - 2017**. The remaining location, being situated on Vixen Drive, is another private easement placement, which will require the City and the owners of the property to complete an agreement, which was provided to them the week of December 19, 2016, with their review still underway.
- **St. Louis County Emergency Communications Commission Towers** – St. Louis County has approved the community college tower location for Bays ET's use, while Wisper ISP's request for a total of eighteen (18) antennas on an array at the Babler State Park tower location remains under review. This array of antenna limits future additions to the tower by St. Louis County, which is attempting to preserve a loading factor for its anticipated use at some point hereafter. St. Louis County has requested fewer antennas be placed on this structure, thereby preserving further space for emergency equipment in the future (see attached e-mails in this regard).
- **Sublease Agreements with Providers for Towers** – Bays ET has signed and returned the sublease agreement to the City. That agreement is awaiting signatures the required signatures from City officials and will be completed. Wisper ISP is processing the agreement for final signatures.
- **Fiscal Year 2017 Budget Allocation** - The Department has fifty thousand dollars (\$50,000.00) set aside for 2017 to continue the extension of the two (2) providers' networks into those locations considered "last mile" due to their hard to serve nature.

→ **Next Rural Internet Access Committee Meeting** – The Rural Internet Access Committee (RIAC) was scheduled to meet on January 5, 2017. Due to the forecasted inclement weather (snow of one (1) to three (3) inches) and, with agreement from a majority of the members, the meeting was canceled and will be rescheduled at the earliest available date in February.

If any of the City Council members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your continued support of this project and the efforts to address the needs of rural Wildwood residents.

Respectfully submitted,

**CITY OF WILDWOOD**



Joe Vujnich, Director  
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor  
Ryan S. Thomas, P.E., City Administrator  
John A. Young, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Chris Bay, Malinda Heuring, and Nathan Stooke, Service Providers – Bays ET and Wisper ISP

From: **Malinda Heuring** [mheuring@wisperisp.com](mailto:mheuring@wisperisp.com)  
Subject: Re: Babler Park Tower  
Date: December 28, 2016 at 10:53 AM  
To: Kurtz, Robert [RKurtz@stlouisco.com](mailto:RKurtz@stlouisco.com)  
Cc: Joe Vujnich ([JVujnich@cityofwildwood.com](mailto:JVujnich@cityofwildwood.com)) [JVujnich@cityofwildwood.com](mailto:JVujnich@cityofwildwood.com), [rskallaus@aol.com](mailto:rskallaus@aol.com)

MH

Bob—Sorry for the delayed response, I was off a few days for the holiday.

Our original design was using different equipment (Tel Rad) which was much heavier and the antennas were configured a little differently. In comparing the two proposals, the equipment listed on the first proposal is actually heavier by about 200 pounds.

**Malinda Heuring**  
*Marketing Manager*

**Wisper ISP, Inc.**  
3680 Lebanon Ave #101 Belleville, IL 62221  
Phone: (618) 206-4190 Toll Free: (800) 765-7772 Fax: (866) 282-3580  
[www.wisperisp.com](http://www.wisperisp.com)



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**From:** "Kurtz, Robert" <[RKurtz@stlouisco.com](mailto:RKurtz@stlouisco.com)>  
**Date:** Thursday, December 22, 2016 at 4:11 PM  
**To:** Malinda Heuring <[mheuring@wisperisp.com](mailto:mheuring@wisperisp.com)>  
**Cc:** "Joe Vujnich ([JVujnich@cityofwildwood.com](mailto:JVujnich@cityofwildwood.com))" <[JVujnich@cityofwildwood.com](mailto:JVujnich@cityofwildwood.com)>, "[rskallaus@aol.com](mailto:rskallaus@aol.com)" <[rskallaus@aol.com](mailto:rskallaus@aol.com)>  
**Subject:** Babler Park Tower

**Malinda, Your recent post about the Babler tower stated that "County equipment did not leave much weight for Wisper equipment." Wisper original design and application indicated a total of twelve antennas which I feel would have been an acceptable load on the tower. Wisper increased the antennas to eighteen which increased to an unacceptable loading on our tower. Just wanted to make sure you have all the facts.**

**ROR KIIRT7**

**DO NOT REPLY**

**Radio Systems Manager  
1150 Hanna Road  
Ballwin, Missouri 63021  
Office 314-615-9558**

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## MEMORANDUM

To: Economic Development Committee Members

From: Julian M.D. Jacquin, Economic Development Manager

Date: December 12, 2016

Re: Economic Development Manager's Report

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1. An updated copy of the City's marketing brochure has been provided to the Committee for review. Comments provided by the Committee, City Team Members, and the public have been incorporated. Different versions have been prepared incorporating the City's existing and proposed logos.
2. The City is hosting an exhibit booth at the Mississippi Valley Bike and Outdoor Expo event on January 15, 2017, at the Gateway Center in Collinsville. Hidden Valley Ski Resort has also signed up for a booth immediately next to ours. Manager is asking if any members of the Committee would like to attend this event along with City Team Members. Materials, and discussion, are on this meeting's agenda.
3. The City will be featured with an article in the January 2017 Economic Development Issue of the Missouri Municipal Review magazine. The City is also placing a full-page ad promoting the City's business opportunities in this magazine. Manager provided the article and the ad to the magazine for publication.
4. City Team Members have met with Hidden Valley Ski Resort and representatives of a regional institution that could bring outdoor mountain biking to Hidden Valley Ski in the non-winter seasons.
5. Manager will be attending the Outdoor Retailer Winter Market on January 9-12, 2017, in Salt Lake City.
6. Gerard Marketing Group will be presenting updated information regarding the City's logo refresh project at the December 12 City Council Work Session.
7. The Contract and Ordinance approving the Agreement with Gerard Marketing Group for Marketing and PR services for 2017 is on the agenda for the December 12 City Council Meeting and Work Session.
8. Manager continues to work with Greenberg Development Co, Stock & Associates Engineering, the City Administrator, and the Planning Department on the regional cycling project in the Town Center.
9. Manager met with the St. Louis Regional Chamber Economic Development Network and representatives of the St. Louis Economic Development Partnership, in order to promote new growth opportunities in the Town Center.
10. City Team Members have met with the Wildwood Family YMCA leadership team to discuss the City's economic development program and future growth plans for the YMCA campus.

11. Manager is in active meetings with a developer of athletic field complexes and local property owners to assist in the development of this recreational use within the Town Center.
12. Manager is working with representatives of SCORE St. Louis to host an evening workshop at City Hall on “How to Open and Manage a Business” to help educate small business entrepreneurs. This event will likely be held in May/June 2017; potential dates will be provided at an upcoming Committee meeting.
13. Manager is meeting with representatives of the Small Business Development Center (SBDC) and local franchise owners to increase awareness of City’s goals and attract small business to the Town Center.
14. Manager is participating in online webinars provided by the International Economic Development Council (IEDC) and LocationOne Information System (LOIS).
15. Manager is continuing to attend meetings with the West County Chamber of Commerce and the Wildwood Business Association.
16. Manager continues to meet with members of the City’s business community as part of a new business retention program, including but not limited to: Koman Properties; Newmark Grubb Zimmer; RL Jones; Wildwood Family YMCA; Nelson McBride; Ed Holthaus Realty; and Covert-Corsair.
17. Manager is meeting with the property owner of the 8.5 acre property at the northeast quadrant of the intersection of Highways 100 and 109 regarding future development plans for the site.
18. Manager continues to meet new representatives of the development and retail community to attract users for existing vacancies, and identify future development opportunities in the City.
19. The unemployment rate for the City of Wildwood for the month of October was 2.6%, down from 3.6% in August. Unemployment for the St. Louis Metropolitan Statistical Area was 4.3% in October 2016, and the National rate was 4.9%.

I will be available for any comments or questions at the December 12, 2016 Meeting of the Economic Development Committee.

JMDJ



# Memo

To: Mayor Jim Bowlin  
Wildwood City Council Members

From: Mike Hartwig, Assistant City Engineer  
Joe Vujnich, Director of Planning & Parks

Date: January 6, 2017

Re: Construction Project Updates

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Following is an update on all active City construction projects. The Departments of Public Works and Planning/Parks will be available for any questions at the January 9, 2017 City Council Meeting.

**Community Park Access Road Extension:** The Department of Planning and Parks has provided a more detailed explanation of the progress being made toward completing the Phase Two component of the Wildwood Community Park in its Report #5, which will be the final of such. This report is included as a “For Information” Item in the City Council’s Work Session Agenda.

**Al Foster Memorial Trailhead:** The trailhead is open for use. The restroom facility has been delayed due to manufacturing issues, as previously noted in earlier updates, but is to be tentatively shipped to the property in January 2017. After the facility’s delivery, it will be installed and completed in the first quarter of 2017 by the contractor – Ideal Landscaping.

**Pedestrian Bridge over Route 100:** The contractor has been working on the foundation for the new pedestrian bridge in the median of Route 100 and also has begun to install the retaining walls on the north side of Route 100. They plan to continue work on the retaining walls on the north and south sides of Route 100 and continue with median foundation work over the next few weeks, weather permitting. The contractor intends to complete the foundations over the winter months while the structure is being fabricated. The project is expected to be completed by the end of the summer of 2017.

**Fox Creek Road Bridge Replacement:** The contractor has completed all of the work except for the aesthetic staining of the barrier walls and some miscellaneous clean-up work. They plan to stain the barrier walls in the early spring, when temperatures are warmer. Fox Creek Road was re-opened to traffic on December 23.

**Caulks Creek Trunk Sewer Project by MSD:** The contractor for MSD has completed the installation of the sewer mains along the northern project limits. They are currently installing the sewer mains on the

*Planning Tomorrow Today*

section along Strecker Road between McBride Pointe and south of Woodcliff Heights Drive and will continue this work over the winter as weather allows. The contractor and MSD have been notifying affected property owners in the work areas.

MH and JV



## WILDWOOD

January 9, 2017

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

Re: Update on the Community Park – Phase II Project Construction – **Report #5 (Final Report)**

Council Members:

The Department would note the following regarding the development of phase two of the community park:

1. The extent of completed work at the property now includes the following items:
  - a. Grading for the placement of all roadway and trail improvements;
  - b. Relocation all of the conflicting utility lines;
  - c. Preparation of the grade for the hard improvements, including liming of the soil for better stability and pavement placement;
  - d. Placement of rock for the subgrade base material of the roadway and trail, along with the installation of the asphalt surfaces for both improvements;
  - e. Installation of the steel-backed wood guardrail, which separates the roadway from the trail; and
  - f. Installation of groundcover, including all side slope areas along the edge of the roadway and trail improvements, along with all other disturbed locations (scheduled for the week of January 2, 2017, weather permitting).
2. The Department has processed no change orders over the last four week plus (4+) period of time, totaling all of the seven (7) change orders processed to date by the City, the overall amount is now at \$84,233.50.
3. **The general contractor has advised the project is complete** (the Department has asked for a change order from the general contractor to eliminate the striping of the roadway, since the existing section of it from State Route 100 was not originally striped).
4. The Department has expended, to date, the following toward this project (overall budget - \$800,000.00):
  - a. Gershenson Construction – \$410,658.61 (One (1) pay request in the last four week plus (4+) period of time was received from the primary contractor for the amount of \$235,141.36 – this pay request included all of the asphalt work on both the roadway and trail).

- b. Oates Associates – \$48,534.00 (Total amount of contract for professional services is \$53,300.00).
- c. Missouri American Water Company – \$134,720.17 (Relocation of water main line - \$135,000.00 was budgeted).
- d. Ameren Missouri - \$4,957.81 (Relocation of utility line).
- e. **Total: \$598,870.59**

If any of the City Council members should have comments or questions in this regard, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on the roadway/trail project at tonight's Work Session, where other questions or comments regarding this report can be addressed as well. Thank you for your review and input on this information.

Respectfully submitted,  
**CITY OF WILDWOOD**



Joe Vujnich, Director  
Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor  
Ryan S. Thomas, P.E., City Administrator  
John A. Young, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Gary Crews, Superintendent of Parks and Recreation  
Tom Cissell, Project Engineer, Oates Associates  
Mike Gershenson, Gershenson Construction





**OATES ASSOCIATES**  
Engineering + Architecture

100 Lanter Court, Suite 1  
Collinsville, IL 62234  
tel 618.345.2200

720 Olive, Suite 700  
St. Louis, MO 63101  
tel 314.588.8381

20 East Main Street  
Belleville, IL 62220  
tel 618.416.4688

330 North Main, Suite 201  
St. Charles, MO 63301  
tel 636.493.6277

[www.oatesassociates.com](http://www.oatesassociates.com)

## FIELD REPORT



Photo 1 – Looking west at the guardrail location over the culvert.



Photo 2 – Looking south at guardrail alignment.

## FIELD REPORT

Copy: \_\_\_\_\_  
Attach: \_\_\_\_\_

By: \_\_\_\_\_

Tyler Huffman



**OATES ASSOCIATES**  
Engineering + Architecture

100 Lanter Court, Suite 1  
Collinsville, IL 62234  
tel 618.345.2200

720 Olive, Suite 700  
St. Louis, MO 63101  
tel 314.588.6381

20 East Main Street  
Belleville, IL 62220  
tel 618.416.4688

330 North Main, Suite 201  
St. Charles, MO 63301  
tel 636.493.6277

[www.oatesassociates.com](http://www.oatesassociates.com)

## FIELD REPORT



Photo 3 – New signs have been installed.



Photo 4 – Gate has been extended per plan.

## FIELD REPORT

Copy: \_\_\_\_\_  
Attach: \_\_\_\_\_

By: \_\_\_\_\_

Tyler Huffman

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:  
 City of Wildwood  
 16860 Main Street  
 Wildwood, MO 63040

PROJECT: Wildwood Community  
 Park - Phase II

APPLICATION NO: 5

PERIOD TO: November 30, 2016

Distribution to:

- OWNER
- ARCHITECT
- CONTRACTOR
- 
- 

FROM CONTRACTOR:  
 Gershenson Construction, Inc.  
 #2 Truitt Drive  
 Eureka, MO 63025

VIA ARCHITECT: Oates Associates

PROJECT NOS:

CONTRACT DATE: September 22, 2014

DEC 16 2016

CONTRACT FOR:

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

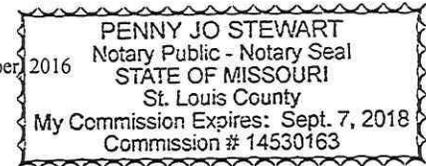
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM .....	\$	405,535.00
2. Net change by Change Orders .....		35,016.28
3. CONTRACT SUM TO DATE (Line 1 + 2) .....	\$	440,551.28
4. TOTAL COMPLETED & STORED TO .....	\$	432,272.22
DATE (Column G on G703)		
5. RETAINAGE:		
a. 5 % of Completed Work .....	\$	21,613.61
(Column D + E on G703)		
b. 5 % of Stored Material .....	\$	-
(Column F on G703)		
Total Retainage (Lines 5a + 5b or		
Total in Column I of G703) .....	\$	21,613.61
6. TOTAL EARNED LESS RETAINAGE .....	\$	410,658.61
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR		
PAYMENT (Line 6 from prior Certificate) .....	\$	175,517.25
8. CURRENT PAYMENT DUE .....	\$	235,141.36
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	29,892.67
(Line 3 less Line 6)		

CONTRACTOR: GERSHENSON CONSTRUCTION CO., INC.

By: [Signature] Date: 12-16-2016

State of: Missouri County of: St. Louis  
 Subscribed and sworn to before me this 16th day of December, 2016  
 Notary Public: [Signature]  
 My Commission expires: 9-7-18



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 235,141.36

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)  
 ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 35,016.28	
Total approved this Month		
<b>TOTALS</b>	\$ 35,016.28	\$ -
NET CHANGES by Change Order		\$ 35,016.28

**Notice to Owner**

Failure of this contractor to pay those persons supplying material or services to complete this contract can result in the filing of a Mechanic's Lien on the property which is the subject of this contract pursuant to Chapter 429 RSMO. To avoid this result you may ask this contractor for "lien waivers" from all persons supplying material or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice.

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: **5**

Contractor's signed certification is attached.

APPLICATION DATE: **December 16, 2016**

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: **November 30, 2016**

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Earthwork	\$ 51,800.00	\$ 50,000.00			\$ 50,000.00	96.5%	\$ 1,800.00	\$ 2,500.00
2	Tree Brush Clearing	9,900.00	9,900.00			9,900.00	100.0%		495.00
3	Seeding	4,800.00					0.00%	4,800.00	
4	Sod	13,000.00					0.00%	13,000.00	
5	Inlet & Pipe Protection	250.00	250.00			250.00	100.0%		12.50
6	Pipe Culverts 18"	2,300.00	2,300.00			2,300.00	100.0%		115.00
7	End Sections 18"	950.00	950.00			950.00	100.0%		47.50
8	End Sections 15" Cost to Reset Pipe	2,250.00	2,250.00			2,250.00	100.0%		112.50
9	Pipe Culverts 24"	5,625.00	5,625.00			5,625.00	100.0%		281.25
10	End Sections 24"	1,850.00	1,850.00			1,850.00	100.0%		92.50
11	Pipe Culverts 30" Cost to Reset Pipe	1,500.00	1,500.00			1,500.00	100.0%		75.00
12	End Sections 30"	2,100.00	2,100.00			2,100.00	100.0%		105.00
13	12" RCP Storm Sewer	3,000.00	3,000.00			3,000.00	100.0%		150.00
14	Structures	8,800.00	8,800.00			8,800.00	100.0%		440.00
15	Processing Lime Modified Soil 12"	35,700.00	35,700.00			35,700.00	100.0%		1,785.00
16	Aggregate Base Course 6"	41,000.00		41,000.00		41,000.00	100.0%		2,050.00
17	HMA Pavement 6" Thick Road	124,000.00		124,000.00		124,000.00	100.0%		6,200.00
18	Mill & Overlay	8,000.00		8,000.00		8,000.00	100.0%		400.00
19	6' HMA Widening	1,600.00		1,600.00		1,600.00	100.0%		80.00
20	Parking Blocks	1,200.00					0.00%	1,200.00	
21	PVMT Marking & Signage	2,160.00					0.00%	2,160.00	
22	MSD - 5 Rock Blanket	2,300.00	2,300.00			2,300.00	100.0%		115.00
23	MSD - 7 Weathered Limestone Reventment	1,600.00					0.00%	1,600.00	
24	Erosion Control	10,500.00	10,500.00			10,500.00	100.0%		525.00
25	Gate Adjustment	2,300.00					0.00%	2,300.00	
26	Remove Stop Signs	450.00	450.00			450.00	100.0%		22.50
27	Remove Structure & Pipe	550.00	550.00			550.00	100.0%		27.50
28	Tree Protection Layout	550.00	550.00			550.00	100.0%		27.50
29	Mobilization	24,500.00	24,500.00			24,500.00	100.0%		1,225.00
30	General Conditions & Misc Const Items	14,000.00	12,000.00	2,000.00		14,000.00	100.0%		700.00

# CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: **5**

APPLICATION DATE: **December 16, 2016**

PERIOD TO: **November 30, 2016**

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
31	Processing Lime Modified Soil 12"	4,000.00	4,000.00			4,000.00	100.0%		200.00
32	Aggregate Base Course 6"	8,600.00		8,600.00		8,600.00	100.0%		430.00
33	HMA Pavement 3" Thick Trail	11,500.00		11,500.00		11,500.00	100.0%		575.00
34	Concrete Curb Ramps	1,600.00		1,600.00		1,600.00	100.0%		80.00
35	Share the Road Sign	1,300.00					0.00%	1,300.00	
36	CO#1 Pothole Approx 5 Private Utilities	4,500.00	4,500.00			4,500.00	100.0%		225.00
37	CO#1 Add'l 1200' Long Multi-Use Path	29,336.28					0.00%	29,336.28	
38	CO#1 Re-Grubbing Entire Site of Vegetation	1,180.00	1,180.00			1,180.00	100.0%		59.00
39	CO#2 Boulder Wall	6,672.96		6,672.96		6,672.96	100.0%		333.65
40	CO#3 Install STL Sprooved Fire Hydrant	18,458.00		18,458.00		18,458.00	100.0%		922.90
41	CO#3 Bore 3" Conduit	5,060.00		5,060.00		5,060.00	100.0%		253.00
42	CO#4 Sept MAWC Phasing Work	10,235.63		10,235.63		10,235.63	100.0%		511.78
43	CO#4 Oct MAWC Phasing Work	8,790.63		8,790.63		8,790.63	100.0%		439.53
<b>GRAND TOTALS</b>		<b>\$ 489,768.50</b>	<b>\$ 184,755.00</b>	<b>\$ 247,517.22</b>	<b>\$ -</b>	<b>\$ 432,272.22</b>	<b>88.3%</b>	<b>\$ 57,496.28</b>	<b>\$ 21,613.61</b>

**Notice To Owner**

Failure of this contractor to pay those persons supplying material or services to complete this contract can result in the filing of a Mechanic's Lien on the property which is the subject of this contract pursuant to Chapter 429 RSMO. To avoid this result you may ask this contractor for "lien waivers" from all persons supplying material or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice.

Project # :

Invoice Number : 6381

Thru: 11/30/16

ITEM NO.	ITEM DESCRIPTION	*SCHEDULE OF VALUES*				*WORK COMPLETED*		
		UNIT PRICE	UNIT	QUANTITY	AMOUNT	QUANTITY THIS MONTH	QUANTITY TO DATE	TOTAL AMOUNT TO DATE
1	Earthwork	1.0000	LS	51800.00	51,800.00	.00	50000.00	50,000.00
2	Tree Brush Clearing	1.0000	LS	9900.00	9,900.00	.00	9900.00	9,900.00
3	Seeding	1.0000	LS	4800.00	4,800.00	.00	.00	.00
4	Sod	1.0000	LS	13000.00	13,000.00	.00	.00	.00
5	Inlet & Pipe Protection	1.0000	LS	250.00	250.00	.00	250.00	250.00
6	Pipe Culverts 18"	1.0000	LS	2300.00	2,300.00	.00	2300.00	2,300.00
7	End Section 18"	1.0000	LS	950.00	950.00	.00	950.00	950.00
8	End Sections 15"	1.0000	LS	2250.00	2,250.00	.00	2250.00	2,250.00
9	Pipe Culverts 24"	1.0000	LS	5625.00	5,625.00	.00	5625.00	5,625.00
10	End Sections 24"	1.0000	LS	1850.00	1,850.00	.00	1850.00	1,850.00
11	Pipe Culverts 30"	1.0000	LS	1500.00	1,500.00	.00	1500.00	1,500.00
12	End Sections 30"	1.0000	LS	2100.00	2,100.00	.00	2100.00	2,100.00
13	12" RCP Storm Sewer	1.0000	LS	3000.00	3,000.00	.00	3000.00	3,000.00
14	Structures	1.0000	LS	8800.00	8,800.00	.00	8800.00	8,800.00
15	Processing Lime Mod Soil 12"	1.0000	LS	35700.00	35,700.00	.00	35700.00	35,700.00
16	Aggregate Base Course 6"	1.0000	LS	41000.00	41,000.00	41000.00	41000.00	41,000.00
17	HMA Pavement 6" Thick Road	1.0000	LS	124000.00	124,000.00	124000.00	124000.00	124,000.00
18	Mill & Overlay	1.0000	LS	8000.00	8,000.00	8000.00	8000.00	8,000.00
19	6' HMA Widening	1.0000	LS	1600.00	1,600.00	1600.00	1600.00	1,600.00
20	Parking Blocks	1.0000	LS	1200.00	1,200.00	.00	.00	.00
21	FVMT Marking & Signage	1.0000	LS	2160.00	2,160.00	.00	.00	.00
22	MSD - 5 Rock Blanket	1.0000	LS	2300.00	2,300.00	.00	2300.00	2,300.00
23	MSD 7 Weathered Limestone Rvtm	1.0000	LS	1600.00	1,600.00	.00	.00	.00
24	Erosion Control	1.0000	LS	10500.00	10,500.00	.00	10500.00	10,500.00
25	Gate Adjustment	1.0000	LS	2300.00	2,300.00	.00	.00	.00
26	Remove Stop Signs	1.0000	LS	450.00	450.00	.00	450.00	450.00
27	Remove Structure & Pipe	1.0000	LS	550.00	550.00	.00	550.00	550.00
28	Tree Protection Layout	1.0000	LS	550.00	550.00	.00	550.00	550.00
29	Mobilization	1.0000	LS	24500.00	24,500.00	.00	24500.00	24,500.00
30	General Conditions	1.0000	LS	14000.00	14,000.00	2000.00	14000.00	14,000.00
31	Processing Lime Mod Soil 12"	1.0000	LS	4000.00	4,000.00	.00	4000.00	4,000.00
32	Aggregate Base Course 6"	1.0000	LS	8600.00	8,600.00	8600.00	8600.00	8,600.00
33	HMA Pavement 3" Thk Trail	1.0000	LS	11500.00	11,500.00	11500.00	11500.00	11,500.00
34	Concrete Curb Ramps	1.0000	LS	1600.00	1,600.00	1600.00	1600.00	1,600.00
35	Share the Road Sign	1.0000	LS	1300.00	1,300.00	.00	.00	.00
36	CO#1 Pothole 5 Utilities 2 Loc	4500.0000	LS	1.00	4,500.00	.00	1.00	4,500.00
37	CO#1 Add 1200' Mullti-use Path	29336.2800	LS	1.00	29,336.28	.00	.00	.00
38	CO#1 Phasing Utility Relo Work	1180.0000	LS	1.00	1,180.00	.00	1.00	1,180.00
39	CO#2 Boulder Wall	6672.9600	LS	1.00	6,672.96	1.00	1.00	6,672.96
40	CO#3 Install Apprvd Fire Hydr	18458.0000	LS	1.00	18,458.00	1.00	1.00	18,458.00
41	CO#3 Boor 3" Conduit	5060.0000	LS	1.00	5,060.00	1.00	1.00	5,060.00
42	CO#4 Sept MAWC Phasing Work	10235.6300	LS	1.00	10,235.63	1.00	1.00	10,235.63
43	CO#4 Oct MAWC Phasing Work	8790.6300	LS	1.00	8,790.63	1.00	1.00	8,790.63
Job Totals					489,768.50			432,272.22

**LIEN WAIVER**

TO: City of Wildwood, Missouri

**WHEREAS**, the undersigned having furnished work, labor and/or materials for the property at Wildwood Community Park – Phase 2.

In consideration for the sum of \$235,141.36 and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned does hereby waive such liens, mechanic's liens, or rights to mechanic's liens on or against the above-described property, building and premises, only as to the work, labor, services, goods, or materials heretofore furnished by the undersigned for said property, building and premises as described in the following invoices or pay applications: Pay Request #5 and all other lien rights being specifically reserved, such reservation including but not limited to all rights Gershenson Construction Co. may have for retention or relating to any extra work or pending change order requests.

This Lien Waiver is contingent upon receipt by Gershenson Construction Co. of actual payment of the amount stated above. If any draft, check, voucher or other payment instrument given to Gershenson in exchange for this Lien Waiver is not honored and paid in full, for any reason whatsoever, this Lien Waiver is null and void and of no effect.

**GERSHENSON CONSTRUCTION CO.**

By:   
\_\_\_\_\_  
(Name)  
**Edward N. Gershenson**  
**President**  
\_\_\_\_\_  
(Title)

Dated: 12/16/16



## WILDWOOD®

January 9, 2017

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

Re: Department's Response to Petition from Lot Owners in the Vintage Grove Subdivision.  
Location: Northwest quadrant of the Ridge Road and Old State Road intersection  
Zoning: R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD)  
Ward: Seven

### Council Members:

The Department of Planning has been working with the residents of the Vintage Grove Subdivision and the developer of it – Payne Family Homes – over the last five (5) months to identify and address all outstanding or deficient improvements required on the approved Improvement Plans for this project. These efforts have not resulted in the closeout of the subdivision, which was expected to have been done by the end of 2016, given all of the lots had completed dwellings upon them and now each are occupied by residents. The discussion of the closeout process began in the late spring of 2016, with the developer attempting to begin some of the repair work within the project during the summer, but was stopped by one of the residents and did not proceed thereafter. The Department began to be more involved in the discussion of the project, after this incident.

Typically, with the closeout of any residential subdivision located in Wildwood, the City has a major role in it, but more as an inspecting authority and processor of requests for releases of existing escrow funds. In this case, given the circumstances of the subdivision, the Department assumed a more proactive role. This proactive approach included the following steps:

1. Several meetings and numerous emails between the City and the developer.
2. Several discussions with the owners within the subdivision, including meeting with them one (1) evening at the beginning of September.
3. Additional meetings with the developer on these matters, including identifying, by inspections, the required improvements that need to be addressed to bring a successful conclusion to the overall project, which was also based upon certain input from the trustees of the subdivision.

4. Preparation of letters to the developer summarizing the requirements for the full release of monies guaranteed by the City's escrow process, along with certain other items requested by the owners.

The subdivision's Letters of Credit are due to expire this month, yet the work has not been completed, which is now complicated by the time of year, with its challenging temperatures and weather conditions. Therefore, acknowledging these circumstances, the Department's intent is to extend the Deposit Agreement with Payne Family Homes (May 28, 2017), along with renewing the associated Letters of Credit to June 8, 2017. However, the residents of this subdivision are now requesting a different approach. This approach is detailed in the attached email and petition from the three (3) resident trustees and owners of lots in the subdivision. The residents of the subdivision have expressed frustration with the developer, and, to a certain degree, the City.

The Department appreciates, and understands, the concerns of the lot owners regarding the delay in correcting the deficient improvements, thereby allowing the owners to witness the completion of the development and the end of construction in and around their homes. However, the developer has still expressed a desire to work with all parties and address the identified improvements that are in need of repair and/or replacement. In most instances, when the City is considering the declaration of default relative to a developer in a residential subdivision, that entity is not typically willing to complete the required improvements and repairs, which again is not the situation here. Payne Family Homes has been, and remains, willing to work with all parties to complete the project and address the list of improvements and repairs that have been identified by the City in its letters and inspection reports. As long as the developer remains cooperative, the City has allowed the responsibility to remain with that entity.

The primary reason for this practice relates to how the City must manage the defaulted escrow account, which is to complete priority public improvements and repairs first, such as streets, curbs, gutters, and sidewalks, along with stormwater facilities, then grading issues, which has, in past situations, not left ample funding for many of the remaining items that may need to be addressed at some level. This approach has been effective in ensuring those improvements that will be the responsibility of the City, and ultimately all of its taxpayers, are not completed with public money, but rather defaulted developer dollars. By allowing the developer to complete its obligation under the Deposit Agreement extension, all improvements, in principle, can be addressed as set forth in said agreement between the two (2) respective parties – City of Wildwood and Payne Family Homes.

This approach is essential, and necessary in this case, given the nature of one (1) of the major improvement items that need to be addressed, which is the condition of the native and wildflower planting areas that are located in each of the rear yard areas of all eleven (11) lots. These areas of the rear yards of these properties have not grown and matured as had hoped, when included in the landscaping requirements for this project, and are not supported by the majority of the owners of them. Many of these locations are sparse of wildflowers, overgrown with weeds, and competing with the other plantings in their vicinities. Collectively, all parties have agreed that sodding these areas would be more consistent with the remainder of the lots, provide more manageable

maintenance areas, and eliminate what is now a set of unsightly rear yard areas on otherwise well-maintained properties. This alteration to the eleven (11) lots, which includes the removal of all existing native grasses and wildflowers, re-grading these areas, the installation of sod, and the mulching of the remaining plantings (including the replacement of those trees and shrubs that have died) will add an expense that was not anticipated when the initial escrow for these rear yard plantings and treatments was finalized. This situation alone dictates to the Department the need to retain the current developer as the responsible party for the subdivision's improvements.

Along with this circumstance, several of the subdivision's stormwater improvements and grading items need to be addressed, which again, the Department believes the developer should be responsible for completing. The Department would note these improvements are also reviewed by the Metropolitan St. Louis Sewer District (MSD), which imports another level of responsibility to the current developer, given this other governmental entity also holds escrow funds for its required improvements. Collectively, the developer remains the most appropriate option for completing all improvements in the project, versus the City and, potentially, the sewer district.

Accordingly, the Department, unless otherwise directed by the City Council, will continue forward with the current developer under the allowable (first requested extension under the current agreement) and extended Deposit Agreement, which would now default in May 2017. This timeframe will allow the current developer to address all identified improvements for replacement or repair through the early and late spring, when weather and growing conditions for such are more favorable. The City will continue to monitor and actively participate in the oversight of these improvements by the developer to ensure the owners of lots that such is being done in accordance with approved plans on file with the City. This monitoring will include oversight of the grading operations that are planned on Lots 6 through 11 and the conversion of the native plantings and wildflower areas, in the rear yard areas of all lots, to sod.

If any of the City Council members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this matter and the Department's letter on the same.

Respectfully submitted,

**CITY OF WILDWOOD**



Joe Vujnich, Director

Department of Planning

Cc: The Honorable James R. Bowlin, Mayor  
Ryan S. Thomas, P.E., City Administrator  
John A. Young, City Attorney  
Rick Brown, P.E. and P.T.O.E., Director of Public Works  
Kathy Arnett, Assistant Director of Planning and Parks  
Terri L. Gaston, Senior Planner

Resident Trustees of the Vintage Grove Subdivision  
Tom Cummings, Payne Family Homes

From: Jerry Leeker wildwoodlife@gmail.com  
 Subject: Vintage Grove Subdivision - Payne Family Homes Escrow Funds  
 Date: December 29, 2016 at 8:37 PM  
 To: Greg Stine gstine@gmail.com, jlevitt@cityofwildwood.com, jbowlin@cityofwildwood.com, Joe Vujnich JVujnich@cityofwildwood.com  
 Cc: Abebe Nurelign nurelign@yahoo.com, Asfaw Meskie meskie2007@yahoo.com, Christian-Leeker Cris wildwoodlife@gmail.com, Elpers Matt matt@elpers.us, Elpers Monica monica@elpers.us, Heady Mary mlheady@gmail.com, Heady Matt heady842@hotmail.com, Hobbs Bill bhobbs1@hotmail.com, Hobbs Janet hobbsj712@hotmail.com, May Chris chris@maydentalarts.com, May Renee renee@maydentalarts.com, Nelson John jdnels2@yahoo.com, Nelson Krista kristaniblett@yahoo.com, Ramiez Alex vania12@msn.com, Ramiez Vania vania0903@yahoo.com, Steele Jessie jessiesteele80@gmail.com, Steele Mike mikesteeleod@hotmail.com, Umbenhaur Austin umbenhaur35@hotmail.com, Umbenhaur Kristin kmhurst7@yahoo.com, Tate Ron rtate1960@gmail.com, Tate Sandi docstate@gmail.com



All,

Attached please find a petition from the homeowners and trustees at Vintage Grove. This petition requests that The City of Wildwood withhold funds & Letters of Credit for this subdivision. Vintage Grove then requests that The City of Wildwood contract to complete the outstanding work within this subdivision. A list of some of the open items is attached, however Joe Vujnich already has a complete list. We also request that this issue be placed on the agenda for the next council meeting on January 9, 2017.

Please inform us if anything else needs to be done to have this items placed on the 01/09/17 agenda and if you have any further questions.

Sincerely,  
 Vintage Grove HOA Trustees,  
 Renee May  
 Kristin Umbenhaur  
 Jerry Leeker - [314-471-9453](tel:314-471-9453)

## PETITION TO THE CITY OF WILDWOOD

**We the below residents of The Vintage Grove Subdivision (VGS) and Trustees of Vintage Grove Home Owners Association (HOA) request that The City of Wildwood NOT extend Payne Family Homes (PFH) Letter's of Credit or Deposits on account with the City of Wildwood as they pertain to The Vintage Grove Subdivision. We respectfully request th issue and vote be placed on the City of Wildwood's City Council meeting on January 9, 2 Vintage Grove homeowners and HIOA have tried to work with the developer PFH since and in earnest since May 2016. Various commitments & agreements from PFH have been made regarding open items with VGS and the HOA with few items being completed.**

- Lot 1  Abebe Nurelign & Meskie Asfaw  
589 Vintage Grove Court
- Lot 2  Matt & Monica Elpers  
583 Vintage Grove Court
- Lot 3  Chris & Renee May  
577 Vintage Grove Court
- Lot 4  Alex & Vania Ramiez  
571 Vintage Grove Court
- Lot 5  John & Krista Nelson  
565 Vintage Grove Court
- Lot 6  Jerry & Cris Leeker  
559 Vintage Grove Court

Lot 7

~~Lot 7~~ ~~552 Vintage Grove Court~~ Austin & Kristin Umbenhaur

Lot 8 *[Signature]* Mike & Jessie Steele  
558 Vintage Grove Court

Lot 9 *[Signature]* Bill & Janet Hobbs  
564 Vintage Grove Court

Lot 10 *[Signature]* Matt & Mary Heady  
570 Vintage Grove Court

Lot 11 *[Signature]* Ronald & Sandra Tate  
576 Vintage Grove Court

Dated December 29, 2016



List of  
outsta...ms.xlsx

**EXTENSION OF LETTER OF CREDIT DEPOSIT AGREEMENT  
GUARANTEEING SUBDIVISION IMPROVEMENTS**

**WHEREAS,**

**PAYNE FAMILY HOMES  
10407 BAUR BOULEVARD, SUITE B  
ST. LOUIS, MO 63132**

herein called **DEVELOPER**, and the City of Wildwood Missouri, herein called **CITY**, entered into a Letter of Credit Deposit Agreement guaranteeing improvements for:

**VINTAGE GROVE**, (the "Subdivision") and

WHEREAS, the Completion Date under the terms of the agreement (hereinafter "Original Completion Date") was **July 28, 2016**, but the DEVELOPER has to date not completed and will not complete the subdivision improvements by the original Completion Date and requests the Director of Planning extend this date; and

WHEREAS, the Director of Planning, being duly advised in the premises, concludes that an extension is appropriate and necessary to facilitate adequate and coordinated provisions of transportation, water, sewerage, schools, parks, playgrounds, or other public improvements, facilities, or requirements;

NOW, THEREFORE, in consideration of the City extending the Deposit Agreement and other mutual consideration, DEVELOPER and CITY mutually agree as follows:

1. Pursuant to the Director of Planning's authority under Section 420.080 of Chapter 420, Subdivision and Development Regulations (2004), as amended from time to time, to do so, the Completion Date under the above-referenced Deposit Agreement is extended to **May 28, 2017**.

2. The Developer agrees to abide by the provisions of the Section 420.080 of Chapter 420, Subdivision and Development Regulations (2004) as may be amended from time to time, and all other governing development regulations, and the deposit shall be subject to disbursement order and other remedies pursuant to Chapter 420, Sections 420.080 G-J, as well as all other preexisting requirements as existed by law or agreement. The CITY shall have the right, as contracting party, to enforce all obligations of the Developer in the deposit agreement, and in this or any other extension, and shall continue to have the right to hold and retain all or any part of this deposit to secure performance of the DEVELOPER obligations to the CITY.

3. Except as modified herein, all other terms and conditions of the above-referenced Deposit Agreement shall remain in full force and effect.

4. DEVELOPER has, in conjunction with this approval, deposited with CITY, a new or amended sight draft irrevocable Letter of Credit, or a certified extension issued by the financial institution which provided the original Letter of Credit, in a form approved by the City Attorney,

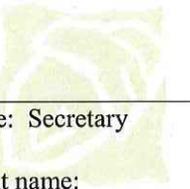
in an amount equal to the remaining Deposit Agreement balance at the time of extension, which will be held in accordance with the terms of the Deposit Agreement as amended hereby.

5. The DEVELOPER hereby accepts this Extension Agreement as a lawful and satisfactory extension of the deposit or surety under the provisions and requirements of Section 420.080, as amended, of the City of Wildwood ordinances.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this \_\_\_\_\_ of \_\_\_\_\_ A.D. 20\_\_.

**PAYNE FAMILY HOMES**

**ATTEST (seal):**

_____		_____
Title: President		Title: Secretary
Print name: _____		Print name: _____
		

NOTE:  
The signatures of the DEVELOPER shall be acknowledged before a Notary Public. In the case of a partnership, all partners must sign. In the case of a corporation, the affidavits of the corporation secretary setting forth the authority of the signing officer and the acknowledgement of the corporation act must be attached.

CORPORATE EXECUTING OFFICIAL'S ACKNOWLEDGEMENT

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

On this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ before me appeared \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that (s)he is the President of \_\_\_\_\_, a Missouri Corporation and that (s)he executed the foregoing agreement pursuant to the authority given him/her by the Board of Directors of the aforesaid corporation, and that said agreement was signed and sealed by him/her on behalf of the aforesaid corporation by authority of its Board of Directors and said \_\_\_\_\_ as President of the said corporation, acknowledged said agreement to be a lawful, free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

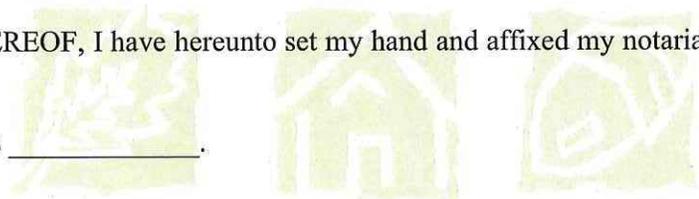
CORPORATE SECRETARY'S ACKNOWLEDGEMENT

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

On this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_, before me appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that (s)he is the Secretary of \_\_\_\_\_, a Missouri Corporation and that \_\_\_\_\_, who executed the foregoing agreement as President of the aforesaid corporation is in fact the President of that Corporation and was authorized and directed by the Board of Directors of the aforesaid corporation to execute the foregoing agreement.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

My commission expires \_\_\_\_\_.



\_\_\_\_\_  
Notary Public  
W I L D W O O D

**CITY OF WILDWOOD, MISSOURI**

APPROVED:

\_\_\_\_\_  
DIRECTOR OF PLANNING

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

ACCOUNT CURRENT STATUS REPORT

**SUBDIVISION NAME:** Vintage Grove  
**SUBDIVISION ID:** 2014002-1-M  
**LOC#:** 454

**AGREEMENT:** L  
**EXP DATE:** 01/28/2017

**DEVELOPER:** Payne Family Homes  
 10407 Baur Blvd. Suite B  
 St. Louis, MO 63132

**CONTACT:** Tom Cummings, VP-Land Acq.

**PHONE:** 314-996-0355

**FINANCIAL INSTITUTION:** FIRST NATIONAL BANK  
 7707 FORSYTH BLVD.  
 ST. LOUIS, MO 63105

**CONTACT:** Brian S. Liberman

**PHONE:** 314-835-3797

**BENEFICIARY:** City of Wildwood  
 16860 Main Street  
 Wildwood, MO 63040

**CONTACT:** Terri L. Gaston

**PHONE:** 636-458-0440

**DEFAULT DATE:** 07/28/2016

**60 DAY WARNING DATE:** 05/28/2016

**30 DAYS TO DEFAULT:** 06/28/2016

**15 DAYS TO DEFAULT:** 07/13/2016

**PLANNER:**

	ORIGINAL BALANCE	CURRENT BALANCE
5% Storm Sewers	0.00	0.00
85% Storm Sewers	0.00	0.00
Streets - Public	0.00	0.00
Streets - Private	0.00	0.00
Street Signs	0.00	0.00
Street Lights	0.00	0.00
Sidewalks	0.00	0.00
Road Widening	0.00	0.00
Temp. Turnaround Install	0.00	0.00
Temp. Turnaround Removal	0.00	0.00
Temp. Barricades	0.00	0.00
Box Culvert	0.00	0.00
Detention/Retention	0.00	0.00
Handicapped Access	0.00	0.00
Erosion Control	0.00	0.00
Siltation Control	0.00	0.00
Sink Holes	0.00	0.00
Sanitary Sewers	0.00	0.00
Streets Remove/Replace	0.00	0.00
Storm Sewers (Pre 94)	0.00	0.00
Guard Rails	0.00	0.00
Water Mains	0.00	0.00
Street Tree	0.00	0.00
Common Ground Sod	0.00	0.00
Multiple Use Trail	0.00	0.00
Fencing	0.00	0.00
Grading	0.00	0.00
Landscaping	0.00	0.00
Swimming Pool	0.00	0.00
Recreation Building	0.00	0.00
Monuments	0.00	0.00
Retaining Wall	0.00	0.00
10% Maintenance Obligation	25,218.75	25,218.75
Misc. Improvements	0.00	0.00

**TOTAL COSTS:**

25,218.75

25,218.75

**REMARKS:**

ACCOUNT CURRENT STATUS REPORT

**SUBDIVISION NAME:** Vintage Grove

**SUBDIVISION ID:** 2014002-1-C

**LOC#:** 455

**AGREEMENT:** L

**EXP DATE:** 01/28/2017

**DEVELOPER:** Payne Family Homes  
10407 Baur Blvd. Suite B  
St. Louis, MO 63132

**CONTACT:** Tom Cummings, VP-Land Acq.

**PHONE:** 314-996-0355

**FINANCIAL INSTITUTION:** FIRST NATIONAL BANK  
7707 FORSYTH BLVD.  
ST. LOUIS, MO 63105

**CONTACT:** Brian S. Liberman

**PHONE:** 314-835-3797

**BENEFICIARY:** City of Wildwood  
16860 Main Street  
Wildwood, MO 63040

**CONTACT:** Terri L. Gaston

**PHONE:** 636-458-0440

**DEFAULT DATE:** 07/28/2016

**60 DAY WARNING DATE:** 05/28/2016

**30 DAYS TO DEFAULT:** 06/28/2016

**15 DAYS TO DEFAULT:** 07/13/2016

**PLANNER:**

	ORIGINAL BALANCE	CURRENT BALANCE
5% Storm Sewers	1,674.17	1,674.17
85% Storm Sewers	31,809.18	31,809.18
Streets - Public	50,252.63	50,252.63
Streets - Private	0.00	0.00
Street Signs	1,200.00	1,200.00
Street Lights	3,000.00	3,000.00
Sidewalks	25,421.06	25,421.06
Road Widening	0.00	0.00
Temp. Turnaround Install	0.00	0.00
Temp. Turnaround Removal	0.00	0.00
Temp. Barricades	0.00	0.00
Box Culvert	0.00	0.00
Detention/Retention	8,605.00	8,605.00
Handicapped Access	2,800.00	2,800.00
Erosion Control	4,370.00	4,370.00
Siltation Control	3,460.00	3,460.00
Sink Holes	0.00	0.00
Sanitary Sewers	0.00	0.00
Streets Remove/Replace	0.00	0.00
Storm Sewers (Pre 94)	0.00	0.00
Guard Rails	0.00	0.00
Water Mains	0.00	0.00
Street Tree	6,798.00	6,798.00
Common Ground Sod	17,662.21	17,662.21
Multiple Use Trail	0.00	0.00
Fencing	0.00	0.00
Grading	5,410.00	5,410.00
Landscaping	69,971.55	69,971.55
Swimming Pool	0.00	0.00
Recreation Building	15,178.75	15,178.75
Monuments	4,575.00	4,575.00
Retaining Wall	0.00	0.00
10% Maintenance Obligation	0.00	0.00
Misc. Improvements	25,218.75	25,218.75

**TOTAL COSTS:**

277,406.30

277,406.30

**REMARKS:**

From: **Ken Keitel** [kjkeitel@terraspecstl.com](mailto:kjkeitel@terraspecstl.com)  
Subject: Vintage Grove - Wild Flower/Native Grass Buffer  
Date: June 29, 2016 at 10:52 AM  
To: [JVujnich@cityofwildwood.com](mailto:JVujnich@cityofwildwood.com)  
Cc: [wildwoodlife@gmail.com](mailto:wildwoodlife@gmail.com)



Mr. Vujnich,

Per your request, **terraspec** has been in contact with Mr. Jerry Leeker, trustee for the above referenced subdivision, concerning the existing condition of the recently installed landscape buffer at the rear of the lots within that development. **terraspec** visited the site on 6/22/16, walked the full extent of the buffer strip and found the establishment of the desired vegetative cover to be less than desirable. It should be noted, and this information was relayed to Mr. Leeker, native grass/wild flower area establishment is much slower than establishing a typical turf grass area, often taking 3-5 years to be fully matured. Usually a nurse crop of some sort is incorporated into the desired seed mix in order to provide some protection for the slower germinating native mix, in this particular case the nurse crop (temporary cover) was identified on the approved landscape plan to be annual rye grass and wheat. We were informed that the seeding operations for the buffer yard took place last November. It does not appear, from our site visit, that much of the nurse crop or the native mix have germinated. There was little to no straw mulch remaining in the seeded areas with much bare, eroding soil visible. It is our recommendation that, this fall, the entire area be reworked, reseeded and covered with an appropriate wood fiber, net free, erosion control blanket.

If you have any questions, don't hesitate to call.

Thanks,

Kenneth J. Keitel, PLA, ASLA

**WE'VE MOVED!!!!**

*Please update your files with our new address and phone numbers*



5030 Griffin Road  
St. Louis, MO 63128  
Ph 314-984-8211  
Fax 314-843-1718  
[kjkeitel@terraspecstl.com](mailto:kjkeitel@terraspecstl.com)



October 7, 2016

Tom Cummings  
Payne Family Homes  
10407 Baur Boulevard, Suite B  
St. Louis, Missouri 63132

Re: Vintage Grove Subdivision – Closeout

Dear Mr. Cummings:

The Department has been reviewing the information that was provided by Payne Family Homes and has prepared the following response to it. This response reflects the requirements of the City's escrow process, as well as the need to address matters that have created a number of concerns for the homeowners, principally the conditions of the rear yard areas of the majority of the lots. These areas suffer from a poor appearance, yet a function of the native grasses and wildflower plantings that were not as successful as has been hoped. Although the rear yard areas are the more difficult of these concerns that have been identified on this site, as reflected in the Department's letter that was dated September 21, 2016, a solution to their respective conditions is needed.

Based upon your e-mail and responses contained therein, the Department would respond as follows (**developer's comments are italicized**):

(a) *Adjust drainage/grading behind lots 6-10*

*Upon further consultation with my team, it is my understanding that the grading/drainage adjustments were underway (and nearly complete) when the recent incidents with the residents that we reported to you took place. PFH field personnel will confirm that the work already completed is sufficient to address the issue of standing water, etc. Any additional improvements will be installed as necessary to achieve the desired result.*

**DEPARTMENT'S RESPONSE:** the issue of the drainage did not appear that easily rectifiable, when the City visited the properties that are experiencing the poor runoff and wet yard areas. The Department needs to have a more precise approach to this matter. This approach would first determine current conditions and, if they meet the approved Improvement Plans or, if not, what exists today. If the approved grading, as shown on the Improvement Plans is met, then a revised plan needs to be developed to address the poor drainage in this area. If the approved Improvement Plans were not followed, then, again, a revised plan is needed, which would be reviewed by the Department of Public Works to ensure the proposed design eliminates the entirety of the drainage problem.

**ITEMS NEEDED:** as-built survey of these areas and an engineered section plan.

(b) *Native Plant Preservation Area:*

We understand the request from the City to be that we remove the vegetation in the native plant buffer on the exterior of the development, and install sod in its place. We also understand the request to include installation of mulch around existing landscaping. The proposed scope of work in this regard is as follows:

*Vintage Grove NRPA Retrofit Scope of Work*

1. *Chemically kill NRPA grasses*
2. *Fine grade*
3. *West Side: Lay sod to the tree line*
4. *North Side: Lay sod to tree line*
5. *East Side: Lay sod to fence line*
6. *Replace trees previously identified by subcontractor Waldbart as having to be replaced.*
7. *All other trees to remain*

**DEPARTMENT'S RESPONSE:** the Department appreciates your willingness to address this matter. The Department does believe that placing sod to the tree line in certain instances is appropriate, but the eastern boundary of the site is very different than the western and northern areas. Therefore, placing sod to the fence line would appear to be more appropriate in this specific area of the site. Additionally, the areas at the base of trees would be mulched, if at all possible, to complete these rear yard areas in a comparable manner to the front yard locations.

**ITEMS NEEDED:** revisions to the list noted above.

- *Place aggregate above existing underground perforated pipe in the east swale. Sod to be placed above*
- *Install a shovel wide drain tile behind lots 9 & 10 with a lateral connection connecting the swale (which in turn drains to the area inlet)*
- *Repair eroded swale entering into bio-retention area, add riprap above geotextile*

**DEPARTMENT'S RESPONSE:** these items, again, would need to be shown on an engineered plan to ensure they work after installation versus undertaking a field correction action. Accordingly, the process noted above would be applicable here again.

**ITEMS NEEDED:** as-built survey of these areas and an engineered section plan for stormwater improvements that are planned.

*Additional items not directly applying to the NRPA that should be addressed*

- *Repair curbs and entry pavers pending punch-list by city (In order to ensure the work is done according to city specifications)*

**DEPARTMENT'S RESPONSE:** the Department will arrange to have the City's inspectors begin this process, while, prior to scheduling such inspection process, Payne Family Homes will need to complete the escrow form for each improvement line item, as required by the City's process. This form has been attached to this response.

**ITEMS NEEDED:** Department will arrange the inspections, once the necessary forms are completed by the developer and submitted to the City.

- *Replace vegetation in cul-de-sac island with river rock*

**DEPARTMENT'S RESPONSE:** The design of the cul-de-sac is indicated on the City's approved plans.

**ITEMS NEEDED:** complete all work in the cul-de-sac area per approved plan.

- *Replace the two sidewalk slabs that are uneven, (near lot 2 and lot 8 respectively)*

**DEPARTMENT'S RESPONSE:** repairs to future improvements of the City will be identified and marked by the Street Superintendent for repair and/or replacement. As noted above, the Department will have these deficiencies identified by inspections, which again are premised on the completion of the escrow forms by the developer.

**ITEMS NEEDED:** Department will arrange the inspections, once the necessary forms are completed by the developer and submitted to the City.

*Other issues we would like to address at this time are as follows:*

*(a) Sidewalk easements:*

*We discovered during our recent activity on-site that when the sidewalks for the subdivision were installed, the contractor inadvertently installed them XX inches too far back of the curb, and they are currently encroaching on the lots by this same dimension. We would suggest we remedy this situation by a granting of a new sidewalk easement from the residents to permit the sidewalk to remain as-built.*

**DEPARTMENT'S RESPONSE:** the determination of these encroachments will have to be accomplished by the developer and easements granted from the individual property owners to the City for public use. The right-of-way is fifty (50) feet in width, so I am hoping the sidewalks have been constructed in the dedication area, where shown on approved plans.

**ITEMS NEEDED:** as-built survey of these areas to determine the exact amount of encroachment, if any.

*(b) Punch walk for remaining items:*

*We would request that a punch walk be scheduled with the City prior to the remaining scope above being performed, so that we can perform all the remaining work at the same time.*

**DEPARTMENT'S RESPONSE:** repairs to future improvements of the City will be identified and marked by the Street Superintendent for repair and/or replacement, along with others not associated with the public right-of-way. As noted above, the Department will have these deficiencies identified by inspections, which again are premised on the completion of the escrow forms by the developer.

**ITEMS NEEDED:** Department will arrange the inspections, once the necessary forms are completed by the developer and submitted to the City.

If you should have any questions or require further information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your cooperation in this matter.

Respectfully,  
CITY OF WILDWOOD



Joe Vujnich, Director  
Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor  
Council Members Levitt and Stine, Ward Seven  
Ryan S. Thomas, P.E., City Administrator  
John A. Young, City Attorney  
Terri L. Gaston, Senior Planner  
Jerry Leeker, Vintage Grove Subdivision Homeowners

THE **STERLING** CO  
ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129  
(314) 487-0440 fax (314) 487-8944

November 7, 2016

Payne Family Homes  
Attn: Jay Mullen - Land Development Manager  
10407 Baur Blvd. Suite B  
St. Louis, MO 63132

Ref: Vintage Grove Subdivision

The Sterling Company has, on October 17<sup>th</sup>, 2016, completed a survey of the existing terrain for the rear yards of Lots 6 through 12, inclusive, of Vintage Grove Subdivision in Wildwood, Missouri and the Natural Resource Protection Area behind these parcels.

Existing surface water conditions and drainage was also inspected and noted at this time.

Upon inspection, a significant amount of water and saturated soils was found on all parts of the above parcels.

The Community Collaborative Rain, Hail and Snow Network (CoCoRaHS.org) was checked to determine amount of recent precipitation in the area to assist in determining source of saturated soil conditions. The network reported 0.3" (less than 1/3 inch) of rainfall in the area for the period of October 1<sup>st</sup> through October 13<sup>th</sup>, with the last recorded rainfall being 0.25" (1/4 inch) on October 13<sup>th</sup>. With the terrain, and average weather conditions between October 13<sup>th</sup> and October 17<sup>th</sup>, no remaining signs of precipitation would be expected to remain.

Clear evidence of irrigation was recognized at the time of the inspection. All portions of the yards, including the higher portions had extremely wet soil conditions noted.

A landscape berm between Lot 11 and Old State Road had irrigation water seeping from the Mulch at the top of the berm and saturating the slope and side yard of Lot 11 and collecting in the side and rear yard swale which was blocked with evergreen tree plantings and mulch.

The front yards of the above parcels also showed evidence of significant irrigation as well and at the time of the site inspection, 12:00 pm through 2:00 pm on Monday, October 17<sup>th</sup>, there existed irrigation runoff in the street and gutter lines for this side of the street which may have been remnants from recent irrigation.

The existing ground along the edges of the driveways, sidewalks and other flat work areas have visible algae growth.

The Natural Resource Protection Area had visible water runoff and the water seemed to be moving through the existing swale in most parts of the NRPA as required.

A few areas of the NRPA have landscaping and heavy mulch which are causing blockages to the positive drainage flow and should be remedied.

The Sterling Company has prepared an "As-built" drawing of the existing conditions and recommended corrections thereof that should be addressed to allow the site to perform as designed.

1. Remove or relocate 2 existing evergreens near the back patio of Lot 11 which are currently blocking the existing drainage swale.
2. Reshape swale near the rear of Lot 11 and the Natural Resource Protection Area (NRPA) as noted on the provided plan.
3. Remove or relocate 3 evergreens at the rear of Lot 10 in the NRPA as noted on the provided plan.
4. Remove all small brush, plants and mulch in the NRPA at the rear of Lots 8, 9 and 10 between the west fence and the designated swale of the NRPA to allow for unobstructed flow into and through the NRPA.
5. Shape swale from the existing fence corners of Lots 8/9 and 9/10 to the main swale in the NRPA as shown on the provided plan to enhance drainage of the said properties.
6. Reshape swale from the sill of the area inlet located at the rear of Lot 7 up to the North side of Lot 8 as shown on the provided plan to allow proper drainage of the subject properties and the NRPA.

The Sterling Company has determined upon investigation and review of the conditions that the subject properties have been developed essentially in accordance with the approved plans for the subdivision and is performing in accordance with intended design under the conditions and parameters of said design with the exception of the above noted areas.

Thank you,  
THE STERLING COMPANY

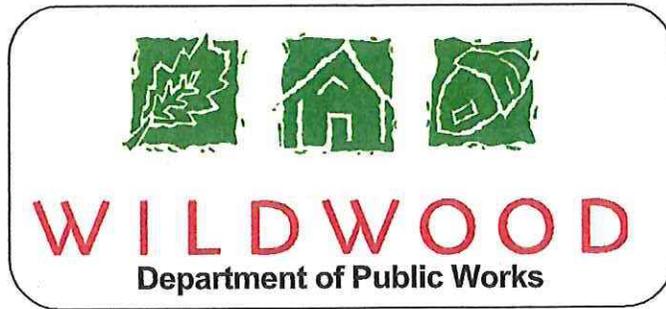
  
\_\_\_\_\_  
Jamey A. Henson, P.L.S.  
Director of Surveying

THE STERLING COMPANY

  
\_\_\_\_\_  
Michael G. Boerding, P.E.  
Vice President



# Memo



To: Joe Vujnich, Director of Planning/Parks  
From: Scott Hummel, Superintendent of Streets  
Date: October 6, 2016  
Re: Vintage Grove public right of way subdivision deficiencies

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The City of Wildwood's Department of Public Works has conducted an inspection at the above-referenced development for streets, sidewalks, and street trees. Prior to final escrow release and The City of Wildwood taking over maintenance the following deficiencies need to be corrected and improvements constructed per plans.

## Streets

1. Repair paver entrance per plans, both sides have settled significantly.
2. Crack seal random cracks on street, crack seal the joints on concrete curb and gutter and where the concrete gutter meets the asphalt street.
3. 583 Vintage Grove - Saw cut gutter, remove and replace damaged curb and gutter.
4. 577 Vintage Grove – Remove and replace curb and gutter, caulk crack where drive meets the street, patch curb.
5. 565 Vintage Grove – Remove and replace damaged curb and gutter.
6. 552/559 Vintage Grove – Remove and replace curb and gutter and part of sump. Remove silt and vegetation restricting drainage. Add rock to drainage area per plans.
7. 558 Vintage Grove – Patch curb
8. 564 Vintage Grove – Remove and replace damaged curb.
9. Cul-de-sac – Remove and replace damaged curb and gutter and patch curb.
10. 570 Vintage Grove – Remove and replace damaged curb and gutter.
11. 576 Vintage Grove – Remove and replace damaged curb and gutter, clean off concrete from curb and gutter.

## Sidewalks

1. 577 Vintage Grove - Remove and replace 1 sidewalk slab that has settled.
2. 571 Vintage Grove – Remove and replace 2 damaged sidewalk slabs.
3. 558 Vintage Grove – Remove and replace 1 damaged sidewalk slab.

## Street Trees

1. Replace all dead street trees at : 589, 571, 552, and 576 Vintage Grove

cc: Rick Brown, P.E., P.T.O.E., Director of Public Works/City Engineer  
Terri Gaston, Planner/ Subdivision  
Brendan Maher, Public Works Inspector



## WILDWOOD

September 21, 2016

Tom Cummings  
Payne Family Homes  
10407 Baur Boulevard, Suite B  
St. Louis, Missouri 63132

Re: Vintage Grove Subdivision Improvements

Dear Mr. Cummings:

The Department of Planning met with a large group of current homeowners of the Vintage Grove Subdivision on September 14, 2016. The meeting was intended to understand the concerns of the property owners with certain improvements installed or constructed by the developer for their ultimate benefit and, in some instances, acceptance by the City of Wildwood for ongoing maintenance. These improvements include both public and private types, such as streets, sidewalks, grading, drainage, and landscaping.

The result of this discussion was the identification of several groups of issues that need to be addressed by the developer within the limited timeframe that remains relative to the Deposit Agreement, which is currently in default, and prior to the expiration of the related Letters of Credit. This timeframe is January 2, 2017. These items can be summarized as follows:

1. The repair of deficient or damaged street and sidewalks sections, which includes all curbs and gutter components. These locations have generally been marked by the City with green paint, so as they are easily identifiable. The Department has requested the City's Street Superintendent revisit the site and ensure all previous marks remain and to complete a final check as well.
2. The replacement of all dead street trees and other required landscaping in common areas and private lots, where such was required under the approved Landscape Plan. This additional landscaping would include those areas of the subdivision, such as the common ground along the Old State Road frontage, the bioretention area, and the rear yard areas of the individual lots, particularly Lots 1 - 10, within the resource protection areas of the lots. The homeowners, and now the Department of Planning, would prefer to have all the native grasses and wildflower plantings removed from the current locations and replaced with sod, with mulch around all required trees and shrubs.
3. The landscaping work may affect existing irrigation lines and any damage caused to these improvements will need to be repaired to an in-kind condition. Additionally, if any of the existing

irrigation lines that are intended to be located in common ground, but extend onto private properties, please address their relocations.

4. The review of the current drainage conditions in the rear of Lots 6 through 11. The homeowners noted that drainage behind their respective lots is poor and includes some of their own rear yard locations. This review needs to identify the current causes of these drainage problems and how to correct them. Once an agreement is reached on the corrections, work can then proceed under the supervision of the City.
5. The Department has also provided a list of other considerations for repair and/or placement, whichever is applicable. This list includes a number of items relating to individual lots, as shown upon the attached Record Plat:

- A. Dead trees to be replaced between the curb and sidewalk - Lots 1, 4, 6, 7 & 11
- B. Move four (4) trees from the rear of Lot 7 to Common Ground Buffer Area
- C. Orange pipe in Buffer Area by Lot 11
- D. Blue pipe in Buffer Area by Lot 1 and now also a grey pipe/hose
- E. Secure steel sidewalk bridge
- F. Plant additional shrubs in common element area by Lot 1, per plan
- G. Water shutoffs in front of Lots 2, 8, and 10 need to be lowered
- H. Grounding rod in front between Lots 7 and 8 needs to be removed
- I. Sod needs to be placed around mulch bed in Buffer Area by Lot 1
- J. Move tree in NRPA of Lot 3, which is placed on fence line
- K. Cedar tree on Lot 4 needs to be removed
- L. Buffer Area - Remove leaning tree
- M. Buffer Area - Remove dead tree trunk (near leaning tree)
- N. Buffer Area - Add three (3) new trees (spruce, oak, and white pine) to replace removed dead trees
- O. Buffer Area - Remove dead tree in northwest corner
- P. Buffer Area - Remove and replace two (2) dying spruces by storm drain
- Q. Buffer Area - Remove two (2) dead trees north of hill
- R. Buffer Area - Improve appearance of boulder and grass
- S. Buffer Area - Retention area not seeded with wild grass

- T. Common Ground - Area from street drain into retention area has severe erosion and is just crabgrass
- U. Common Area - Extend mulch bed to meet wildgrass
- V. Cul-de-sac Island - Appears to hold water and gap between asphalt and concrete is constantly wet, with standing water between Lots 7 and 8, and also some water seeping through by Lot 6 with vegetation as well
- W. Repair ground around utility boxes, sod between Lots 9 and 10
- X. Dead trees and bushes need to be replaced in the Buffer Area behind houses - virtually every lot has an issue
- Y. Lowering of the tree in front of Lot 9
- Z. Metal wire sticking up through the ground between corner of Lot 11 house and the mulch
- AA. Dead trees in Buffer Area by Lot 1 and 2 spruces and one (1) juniper?

6. The removal of the wood posts that formally anchored the temporary mailbox at the entry into the development, which were sawed to grade and sodded over. These posts are located in the City's future right-of-way.
7. The bioretention area has a large growth of weeds associated with it and needs to be addressed, so as to comply with the Metropolitan St. Louis Sewer District's requirements, as well as being aesthetically pleasing for the homeowners who reside in its vicinity.
8. The protected area along the northern boundary of the property contains a few large trees that are dead and need to be removed, before the subdivision is closed out and all escrow funds are returned.
9. The porous pavers at the front of the subdivision need to be repaired, so as to be level and stable. This improvement was a requirement of the Metropolitan St. Louis Sewer District and its representatives will address the matter in greater detail, as part of its inspection and escrow processes.

Once these repairs and replacements are made, inspections will be required by the City to allow the release of funds. These inspections must be requested by the developer on the standardized form of the City (copy enclosed), which ensures the work has been completed and as-builts are provided, if applicable to the improvement categories or invoices for proof of installation.

Again, this work must be completed in a very timely manner, given the Letters of Credit expire on January 28, 2017 and inspections must take place prior to such date. It will be very difficult for the City to extend them, given the desire of the homeowners to bring closure to these matters. Therefore, every effort must be made to not delay in correcting these items, as have been identified by the City and its related inspection processes.

If you should have any questions or comments in this regard, please feel free to contact the Department of Planning and Parks at (636) 458-0440. Thank you for your anticipated cooperation in this matter.

Sincerely,

**CITY OF WILDWOOD**



Joe Vujnich, Director  
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor  
Ryan S. Thomas, P.E., City Administrator  
John A. Young, City Attorney  
Rick Brown, P.E. and P.T.O.E., Director of Public Works  
Terri L. Gaston, Senior Planner

**CITY OF WILDWOOD  
DEPARTMENT OF PLANNING  
Escrow Inspection Release Request Form**

Section 1005.080 of the Municipal Code of the City of Wildwood, Missouri (the "City") sets forth the requirements for subdivision inspection requests and related releases. These requirements and this FORM are intended to ensure the responsibility of the developer to complete the improvements set forth in the approved plans for the respective plat has been fully met BEFORE seeking an inspection and release. Request Forms that are not complete, nor in full compliance with these requirements, shall not be considered as submitted requests for release.

**Developer's Statement**

I, \_\_\_\_\_, an authorized representative of the developer of \_\_\_\_\_, Plat \_\_\_\_\_, do hereby attest and certify, under penalty of perjury that I have inspected all items of improvement(s) for category \_\_\_\_\_ {insert applicable category name or "Final Subdivision Release" if all categories have previously been released}, as such "category" or subdivision is identified in the deposit agreement with the City of Wildwood dated \_\_\_\_\_ and to the best of my knowledge and belief that: (1) all such improvements have been installed and completed fully according to the approved improvement plans of the City; and (2) certify they are in acceptable and completed condition to be inspected for release by the Department of Public Works, Department of Planning, and/or other applicable agency or entity.

This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

ATTEST (seal):  
[Name of Development entity]

By: \_\_\_\_\_

Title:

Type name:

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notary seal, the day and year above written.

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**Engineer's/Surveyor's Statement**

I, \_\_\_\_\_, do hereby acknowledge and certify that, at the request of the developer of this project for the category of improvements or item(s) contained therein, an as-built survey was completed of them/it and said survey meets the State of Missouri's standards and requirements for this type of product and accurately reflects the current location of the category of improvements or item(s) now herein considered for release.

\_\_\_\_\_  
Name and Company:

\_\_\_\_\_  
Signature of Registered Professional Engineer  
and/or Professional Surveyor

Address:

Telephone Number:

Seal:

**LETTER OF ESTIMATED COST OF IMPROVEMENTS**  
**Vintage Grove (Ward 7)**

11 Lots w/Public Street

Northwest corner of the Ridge Rd & Old State Rd Intersection

CITY OF WILDWOOD, MISSOURI

Zoned: R-1A w/PRD

SB=30/8/30 + NRPS

	units	description		cost/unit	total
Category 1	<b>Construction of Streets</b>				<b>\$50,252.63</b>
		95 percent (subject to initial releases)		<b>\$47,740.00</b>	
		5 percent (final release)		<b>\$2,512.63</b>	
		338.15 cu. yds.	Grading	@ \$2.25 p/cu/yd	\$760.84
		268 lin. ft.	Sawcutting	@ \$4.50 p/lin/ft	\$1,205.24
		Public Street at 22' wide: [415 linear ft.]			
		1,014.44 sq. yds.	Asphaltic Concrete (8" including base)	@ \$24.00 p/sq/yd	\$24,346.56
		830 lin. ft.	Vertical curb & gutter (6")	@ \$18.00 p/lin/ft	\$14,940.00
		1 -----	Turnaround Residential (asphalt)	@ \$9,000.00 each	\$9,000.00
		<b>Street Trees [per Approved Landscape Plan - SDP dated 8/22/13]</b>			
	13 -----	2.5" caliper Red Sunset Maple	@ \$206.00 each	\$2,678.00	
	20 -----	2.5" caliper Ginkgo	@ \$206.00 each	\$4,120.00	
	<b>Sidewalks</b>				<b>\$28,221.06</b>
	4 -----	Handicap Ramps [concrete w/truncated c	@ \$700.00 each	\$2,800.00	
	<b>Vintage Grove Ct.</b>				
	4,950 sq. ft.	Sidewalk 4" thick - 5' wide	@ \$3.30 p/sq/ft	\$16,335.00	
	<b>Old State Road</b>				
	2,753 sq. ft.	Sidewalk 4" thick - 5' wide	@ \$3.30 p/sq/ft	\$9,086.06	
	<b>Street Lights</b>				
	5 Street light	(16' typical height)	@ \$600.00 each	<b>\$3,000.00</b>	
	<b>Street Signs</b>				<b>\$1,200.00</b>
	1 -----	Street Signs	@ \$200.00 each	\$200.00	
	4 -----	No Parking' Signs	@ \$200.00 each	\$800.00	
	1 -----	Stop Signs	@ \$200.00 each	\$200.00	
Category 2	<b>Storm Sewers (escrowed at 90% of below subtotal)</b>				<b>\$33,483.35</b>
		95 percent (of 90%) storm		<b>\$31,809.18</b>	
		5 percent (of 90%) storm		<b>\$1,674.17</b>	
		45.00 lin.ft.	12" CMP	@ \$2.40 p/lin/ft	\$108.00
		236.00 lin.ft.	12" RCP	@ \$16.00 p/lin/ft	\$3,776.00
		568.00 lin.ft.	15" RCP	@ \$17.50 lin./ft.	\$9,940.00
		2 -----	Storm Manhole	@ \$1,100.00 each	\$2,200.00
		1 -----	Curb Inlet	@ \$1,020.00 each	\$1,020.00
		3 -----	Area Inlet, single	@ \$1,020.00 each	\$3,060.00
		1 -----	Double Inlet	@ \$2,000.00 each	\$2,000.00
		1 -----	Flared End Section (12")	@ \$450.00 each	\$450.00
		1 -----	Flared End Section (15")	@ \$525.00 each	\$525.00
		1 -----	Outfall Structure	@ \$5,000.00 each	\$5,000.00
		6 -----	Concrete Collar (24")	@ \$325.00 each	\$1,950.00
		1 -----	Cut-off Wall [3'X3'X1']	@ \$1,875.00 each	\$1,875.00
		119.11 sq. yds.	Riprap/Revet/Rk blanket	@ \$27.00 p/sq/yd	\$3,215.97
		45 sq. ft.	Paved Concrete Swale [6" thick X W']	@ \$4.75 p/sq/ft	\$213.75
	11 lots	Granular Fill	@ \$170.00 per lot	\$1,870.00	

	<b>Detention/Retention Basin</b>				<b>\$8,605.00</b>	
	11 units	Detention (\$6,350.00)	+	\$205.00 p/unit	\$8,605.00	
Category 3	<b>Grading/Siltation and Erosion Control</b>				<b>\$13,240.00</b>	
	11 lots	Grading (\$2,550.00)	+	\$260.00 p/lot	\$5,410.00	
	11 lots	Siltation Control (\$2,030.00)	+	\$130.00 p/lot	\$3,460.00	
	11 lots	Erosion Control (\$1,015.00)	+	\$305.00 p/lot	\$4,370.00	
	<b>Common Ground Sod/Plantings</b>				<b>\$17,662.21</b>	
	3122.22 sq.yds.	Common Ground sodding	@	\$5.50 p/sq/yd	\$17,172.21	
	1 -----	Cul de sac sodding	@	\$490.00 each	\$490.00	
Category 4	<b>Landscaping Costs</b>	[Per landscape plan - SDP dated 8/22/13]			<b>\$69,971.55</b>	
		****substitutions must be submitted in writing & approved prior to planting****				
	5 trees	4" caliper	@	\$265.00 each	\$1,325.00	
	11 trees	3" caliper	@	\$254.00 each	\$2,794.00	
	9 trees	2.5" caliper	@	\$206.00 each	\$1,854.00	
	47 trees	2" caliper	@	\$158.00 each	\$7,426.00	
	37 trees	1.5" caliper	@	\$110.00 each	\$4,070.00	
	11 trees	Conifer - 10' minimum	@	\$160.00 each	\$1,760.00	
	22 trees	Conifer - 8' minimum	@	\$130.00 each	\$2,860.00	
	76 trees	Conifer - 6' minimum	@	\$100.00 each	\$7,600.00	
	36 shrubs	Evergreen/3 gal/24" ht min.	@	\$60.00 each	\$2,160.00	
	624 shrubs	Deciduous/3 gal/24" ht min.	@	\$50.00 each	\$31,200.00	
	22 3 gal	Ornamental Grasses	@	\$48.00 each	\$1,056.00	
	56 1 gal	Daylilly/Salvia/Catmint	@	\$35.00 each	\$1,960.00	
		<b>Mulch</b>				
	989.00 cu. yds.	bark mulch	@	\$3.95 p/cu/yd	\$3,906.55	
	Category 5	<b>Water Mains</b> [per installation agreement]				<b>\$0.00</b>
<b>Monumentation</b> [survey markers per Record Plat]					<b>\$4,575.00</b>	
4 -----		Survey Monuments - first 4	@	\$750.00 each	\$3,000.00	
9 -----		Survey Monuments - over 4	@	\$175.00 each	\$1,575.00	
<b>Public Space Amenities</b>					<b>\$15,178.75</b>	
1 Raingarden/wildflower restoration			@	\$14,500.00 each	\$14,500.00	
905 Amended soils		@	\$0.75 each	\$678.75		
<b>Fencing</b>	<b>[Not required]</b>					
lin.ft.	Sight Proof - PVC - 6' high	@	\$26.40 p/lin/ft	<b>\$0.00</b>		

ESTIMATED TOTAL COST OF IMPROVEMENTS*	\$252,187.55
TEN (10%) PERCENT INFLATION FACTOR	\$25,218.75
ESTIMATED COST OF CONSTRUCTION LETTER OF CREDIT	\$277,406.30
ESTIMATED MAINTENANCE BOND REQUIREMENT ** (2nd separate Letter of Credit required)	\$25,218.75

Prepared By:  Date: July 11, 2014  
Terri Gaston, Planner - Subdivision

Approved By:  Date: 7-21-14  
Joseph Vujnich, Director of Planning

- \* Cost estimates within categories are estimates and not for release purposes.
- \*\* The Maintenance Deposit will be held for a total of eighteen (18) months from either the date of FINAL acceptance of ALL PUBLIC IMPROVEMENTS by the City or after 95% of ALL occupancy permits have been issued.

Category 1 = Street Improvements  
Category 2 = Stormwater Improvements  
Category 3 = Grading/Erosion Requirements  
Category 4 = Landscaping Improvements  
Category 5 = Miscellaneous Improvements



# VINTAGE GROVE

A TRACT OF LAND BEING PART OF  
THE SOUTHWEST QUARTER OF SECTION 5 AND  
THE NORTHWEST QUARTER OF SECTION 8  
TOWNSHIP 44 NORTH, RANGE 4 EAST  
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI  
ZONING: RI-A 22,000 SQ. FT. RESIDENCE DISTRICT WITH PLANNED  
RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (ORD. #1861)

### OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "VINTAGE GROVE". VINTAGE GROVE (SOUTH) COURT, TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHURED (// // // //) ON THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF WILDWOOD FOR PUBLIC USE FOREVER. THE VARIABLE WIDTH STREET WIDENING STRIP ALONG OLD STATE ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN "CROSS-HATCHURED" (XXXXXXX) ON THIS PLAT, IS HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED AND, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, UNION ELECTRIC DISTRICT AMEREN MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, SOUTHWESTERN BELL TELEPHONE COMPANY, MISSOURI TELEVISION CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

COMMON GROUND EASEMENTS, SUCH AS CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS OR MEDIAN STRIPS, ARE HEREBY DEDICATED TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPE MAINTENANCE. HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS, MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND OR MEDIAN STRIP WITHOUT THE AUTHORIZATION OF THE CITY OF WILDWOOD, MISSOURI DEPARTMENT OF PUBLICWORKS THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

THE TEMPORARY SLOPE CONSTRUCTION LICENSES (T.S.C.L.) SHOWN HEREON ARE FOR THE PURPOSE OF MAKING CUTS, FILLS, SLOPING EMBANKMENT, CONSTRUCTING DRIVES, PROVIDING WORK ROOM AND IMPLEMENTING ANY AND ALL OTHER RELATED CONSTRUCTION ITEMS UNTIL, SUCH TIME AS CONSTRUCTION MAY BE COMPLETED AND ACCEPTED BY ST. LOUIS COUNTY, MISSOURI. UPON GRANTING ACCEPTANCE BY ST. LOUIS COUNTY, MISSOURI OR ITS ASSIGNS, THIS EASEMENT SHALL TERMINATE.

THE ENTRANCE MONUMENT EASEMENTS SHOWN THIS PLAT ARE HEREBY DEDICATED TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF EASEMENT SIGNS AND MONUMENTS, WHICH SIGNS AND MONUMENTS SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE 7th DAY OF August, 2014 IN DEED BOOK 201408070593 OF THE ST. LOUIS COUNTY RECORDS. THE FENCE MAINTENANCE AND ACCESS EASEMENT (10' WIDE) AS SHOWN HEREON IS HEREBY DEDICATED TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING & REPAIRING & REPLACEMENT OF SAID FENCE, OR REPLACEMENT OF SAID FENCE, ALONG THE EAST DEEDLINE OF LOTS 7-11. (1/18/14)

BMP (BEST MANAGEMENT PRACTICES) STORMWATER RESERVE AREAS AND STORMWATER BUFFER AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICES). THE RESERVE AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 21st DAY OF May, 2014, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK 2015 PAGE 888, OR AS AMENDED THEREAFTER.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. THIS SUBDIVISION IS SUBJECT TO THE INTERESTS OF TRUSTEES RESTRICTIONS FOR VINTAGE GROVE. THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND THIS 24th DAY OF July, 2014.

PAYNE FAMILY HOMES, LLC  
A MISSOURI LIMITED LIABILITY COMPANY

KENNETH R. KRUSE, DULY AUTHORIZED

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS 24th DAY OF July, 2014, BEFORE ME PERSONALLY APPEARED KENNETH R. KRUSE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DOX THAT HE IS THE DULY AUTHORIZED AGENT OF PAYNE FAMILY HOMES, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT; AND SAID KENNETH R. KRUSE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 10/1/15  
Notary Public  
Dorothy C. Smith

LIEN HOLDER:

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN DEED BOOK 20786 PAGE 270 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF "VINTAGE GROVE".

FIRST NATIONAL BANK OF ST. LOUIS  
BRUN LIEBMAN, VICE PRESIDENT

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS 24th DAY OF July, 2014, BEFORE ME APPEARED Brun Lieberman TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE VICE PRESIDENT OF FIRST NATIONAL BANKING CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID Brun Lieberman ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 4/27/18  
Notary Public  
Dorothy C. Smith

THIS ACKNOWLEDGEMENT CERTIFIES THIS SUBDIVISION PLAT OF VINTAGE GROVE HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS 6th DAY OF AUGUST, 2014.

CITY OF WILDWOOD DEPARTMENT OF PLANNING  
Catherine A. Noland, Director of Planning

L. LYNNIE GREENE-BELDNER, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, DO HEREBY CERTIFY THIS SUBDIVISION PLAT OF VINTAGE GROVE WAS APPROVED BY ORDINANCE NUMBER 2014-2 UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI ON THE 28th DAY OF JULY, 2014, SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI ON THIS 6th DAY OF AUGUST, 2014.

L. LYNNIE GREENE-BELDNER, CITY CLERK

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS 24th DAY OF July, 2014, BEFORE ME APPEARED Catherine A. Noland TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY SHE IS THE DIRECTOR OF PLANNING FOR THE CITY OF WILDWOOD, MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CITY BY AUTHORITY OF SAID CITY COUNCIL, AND SAID Catherine A. Noland ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CITY.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

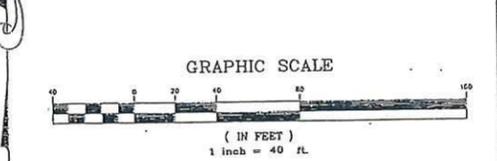
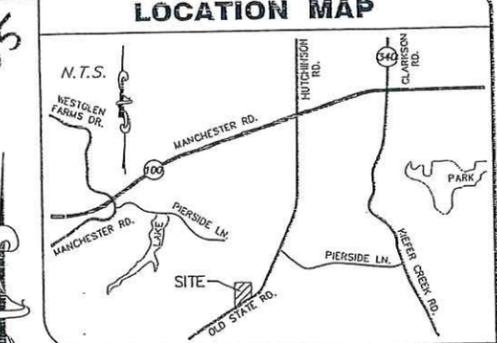
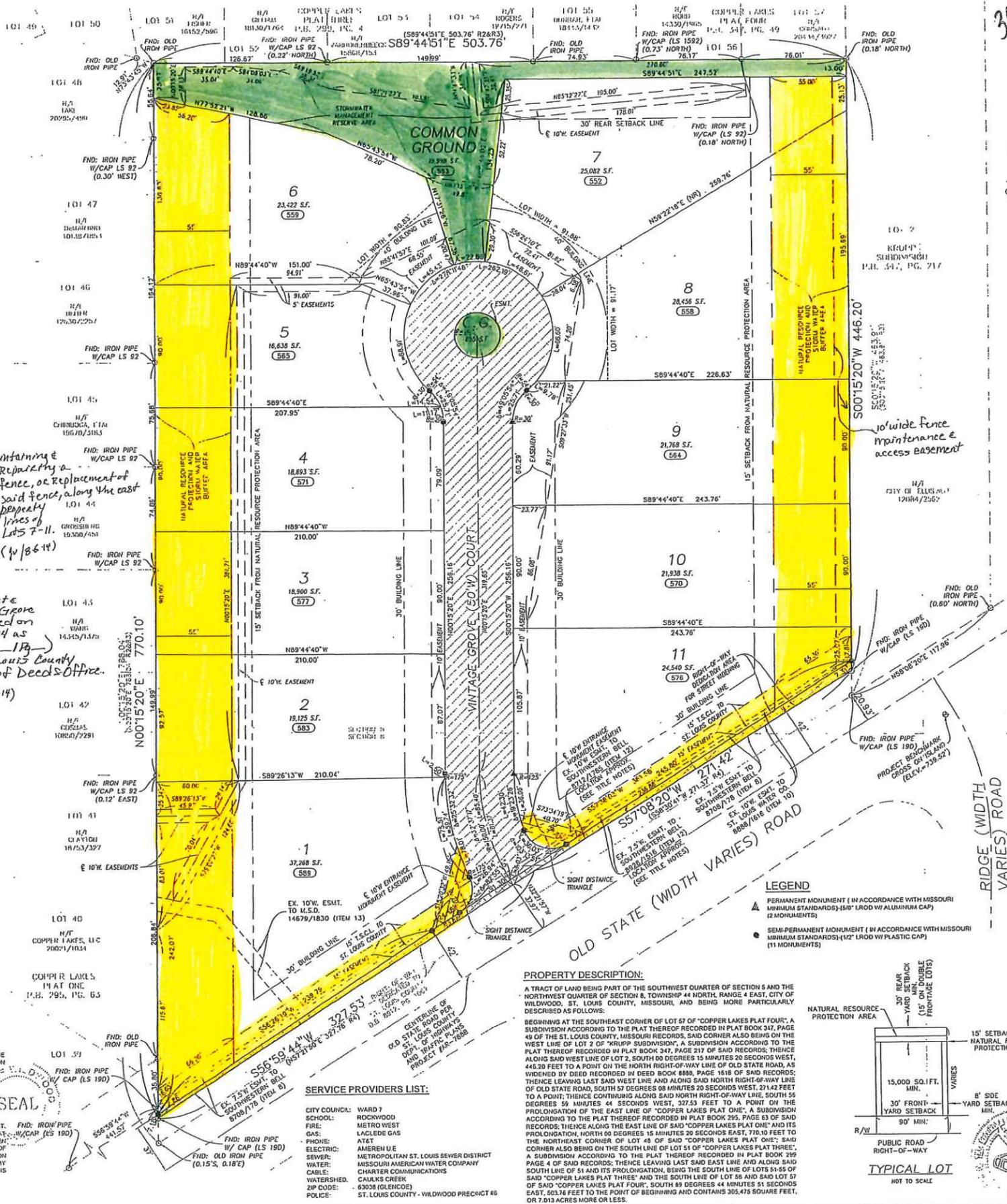
MY COMMISSION EXPIRES: 10/1/15  
Notary Public  
Dorothy C. Smith

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS 24th DAY OF July, 2014, BEFORE ME APPEARED Catherine A. Noland TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY SHE IS THE DIRECTOR OF PLANNING FOR THE CITY OF WILDWOOD, MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CITY BY AUTHORITY OF SAID CITY COUNCIL, AND SAID Catherine A. Noland ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CITY.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 10/1/15  
Notary Public  
Dorothy C. Smith



- ### GENERAL NOTES:
- THE PROFESSIONAL WHOSE ORIGINAL SIGNATURE AND PERSONAL SEAL APPEARS ON THIS DRAWING, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO.) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY SAID PROFESSIONAL, RELATING TO OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS DRAWING REFERS.
  - THIS TRACT CONTAINS 305,475 SQUARE FEET, OR 7.013 ACRES, MORE OR LESS AND 11 LOTS TOTAL COMMON GROUND AREA IS 0.459 ACRES, MORE OR LESS.
  - CURRENT PARCEL NUMBER: 24510740 (015 OLD STATE ROAD)
  - BASIS OF BEARINGS ADOPTED FROM PLAT OF "COPPER LAKES PLAT ONE" AS RECORDED IN PLAT BOOK 295, PAGE 63 OF THE ST. LOUIS COUNTY RECORDS.
  - SOURCE OF TITLE: WARRANTY DEED TO PAYNE FAMILY HOMES, LLC RECORDED IN DEED BOOK 20910 PAGE 985 OF THE ST. LOUIS COUNTY RECORDS.
  - PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS FOR LOT CORNERS WILL BE SET IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
  - ( ) DENOTES RECORD INFORMATION
  - THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS COMMUNITY PANEL NO. 29803355H EFFECTIVE AUGUST 2, 1995. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
  - THIS PARCEL IS ZONED "R-1A" PRD MODIFIED BY CITY OF WILDWOOD ORDINANCE NO. 1861
  - FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY U.S. TITLE GUARANTY COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 13-10709-UPDATE, AND REVISION NO. 1 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2013. THE NOTES REGARDING SCHEDULE B, SECTION 2 OF SAID COMMITMENT ARE AS FOLLOWS:  
ITEMS 1-3: GENERAL EXCEPTIONS; NO COMMENT BY SURVEYOR.  
ITEM 4: INTENTIONALLY DELETED BY TITLE COMPANY  
ITEM 5: UNION ELECTRIC EASEMENT PER BOOK 1623 PAGE 116; BLANKET IN NATURE, AFFECTS ENTIRE SUBJECT PARCEL.  
ITEMS 6 AND 7: INTENTIONALLY DELETED BY TITLE COMPANY.  
ITEM 8: EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER BOOK 8708, PG. 178. NOTED AND SHOWN HEREON.  
ITEM 9: SUBJECT TO CONDITIONAL USE PERMIT 656 RECORDED IN BOOK 8869 PAGE 618; BLANKET IN NATURE, AFFECTS ENTIRE SUBJECT PARCEL.  
ITEM 10: EASEMENT TO ST. LOUIS COUNTY WATER COMPANY PER BOOK 8888 PAGE 1616; NOTED AND SHOWN HEREON.  
ITEM 11: INTENTIONALLY DELETED BY TITLE COMPANY.  
ITEM 12: EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER BOOK 8712 PAGE 1785 AND BOOK 8928 PAGE 1516. DESCRIPTIONS OF LOCATION OF EASEMENTS AMBIGUOUS. PLOTTED LOCATIONS ARE APPROXIMATE.  
ITEM 13: EASEMENT TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT PER BOOK 14679 PAGE 183; BLANKET IN NATURE, AFFECTS ENTIRE SUBJECT PARCEL.  
ITEMS 14 AND 15: GENERAL EXCEPTIONS; NO COMMENT BY SURVEYOR.  
ITEMS 16, 17 AND 18: SUBJECT TO DEVELOPMENT PLANS PER PLAT BOOK 256, PAGES 535 AND 541 WHICH HAVE BEEN SUPERSEDED BY ORDINANCE NO. 1861, WHICH GOVERNS THE DOCUMENT IN PLAT BOOK 261, PAGE 279 WHICH IS BLANKET IN NATURE, AFFECTING ENTIRE SUBJECT PARCEL.

### BENCHMARKS:

REFERENCE BENCHMARK:  
ST. LOUIS COUNTY BENCHMARK 17-99 - ELEVATION = 727.75 (NGVD 29)  
"L" ON THE NORTHWEST CORNER OF A 3"x3" CONCRETE BASE FOR A FLAG POLE, 4 FEET SOUTH OF THE CENTERLINE OF THE ENTRANCE DRIVE AND 61 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE BUILDING AT 2851 OLD STATE ROAD (ELLSVILLE ELEMENTARY SCHOOL).

PROJECT BENCHMARK:  
ELEVATION = 739.52 (NGVD 29)  
"CROSS" SET IN CONCRETE ISLAND AT THE INTERSECTION OF OLD STATE ROAD AND RIDGE ROAD; 27 FEET SOUTH OF THE CENTERLINE OF OLD STATE ROAD, 3 FEET WEST OF FACE OF CURB ON EAST SIDE OF ISLAND, 93 FEET SOUTHWEST OF A POWER POLE WITH TRANSFORMER AND 70 FEET SOUTHWEST OF SOUTHEAST CORNER OF A WOODEN FENCE.

### SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 13-08-294  
THE STERLING COMPANY  
5055 NEW BAUMGARTNER ROAD  
ST. LOUIS, MO 63129 (314) 487-0440

THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF PAYNE FAMILY HOMES AT VINTAGE GROVE, LLC, DURING THE MONTH OF SEPTEMBER, 2013, MADE A SURVEY AND DURING THE MONTH OF MARCH 2014, MADE A SUBDIVISION PLAT OF "A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI" AND THAT THE RESULTS OF SAID SURVEY AND SUBDIVISION ARE REPRESENTED ON THIS PLAT. THIS SURVEY MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 200-16, EFFECTIVE AUGUST 28, 2013) AS AN "URBAN BOUNDARY".

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 25th DAY OF July, 2014.

THE STERLING COMPANY  
MO REG. 307-D

JAMEY A. HENSON, PLS  
MO REG. LS. 82007017953

## THE STERLING CO.

ENGINEERS & SURVEYORS

5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com

DRAWN BY:	VLW	MSD P# -	17770-03
CHECKED BY:	JAH	DATE:	7/24/14
JOB NO.:	13-08-294	VINTAGE GROVE RECORD PLAT	

### CITY APPROVAL:

THIS ACKNOWLEDGEMENT CERTIFIES THIS SUBDIVISION PLAT OF VINTAGE GROVE HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS 6th DAY OF AUGUST, 2014.

CITY OF WILDWOOD DEPARTMENT OF PLANNING  
Catherine A. Noland, Director of Planning

L. LYNNIE GREENE-BELDNER, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, DO HEREBY CERTIFY THIS SUBDIVISION PLAT OF VINTAGE GROVE WAS APPROVED BY ORDINANCE NUMBER 2014-2 UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI ON THE 28th DAY OF JULY, 2014, SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI ON THIS 6th DAY OF AUGUST, 2014.

L. LYNNIE GREENE-BELDNER, CITY CLERK

- ### SERVICE PROVIDERS LIST:
- |               |   |
|---------------|---|
| CITY COUNCIL: | WARD 7                                  |
| SCHOOL:       | ROCKWOOD                                |
| FIRE:         | METRO WEST                              |
| GAS:          | LACLEDE GAS                             |
| PHONE:        | AT&T                                    |
| ELECTRIC:     | AMEREN UE                               |
| SEWER:        | METROPOLITAN ST. LOUIS SEWER DISTRICT   |
| WATER:        | MISSOURI AMERICAN WATER COMPANY         |
| CABLE:        | CHARTER COMMUNICATIONS                  |
| WATERSHED:    | CAULKS CREEK                            |
| ZIP CODE:     | 63038 (IGLENCE)                         |
| POLICE:       | ST. LOUIS COUNTY - WILDWOOD PRECINCT 68 |

### PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 57 OF "COPPER LAKES PLAT FOUR"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; SAID CORNER ALSO BEING ON THE WEST LINE OF LOT 2 OF "MURPHY SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 217 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF LOT 2, SOUTH 60 DEGREES 55 MINUTES 20 SECONDS WEST, 446.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OLD STATE ROAD, AS WIDENED BY DEED RECORDED IN DEED BOOK 8888, PAGE 1618 OF SAID RECORDS; THENCE LEAVING LAST SAID WEST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD STATE ROAD, SOUTH 57 DEGREES 08 MINUTES 20 SECONDS WEST, 214.42 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 55 DEGREES 59 MINUTES 44 SECONDS WEST, 327.53 FEET TO A POINT ON THE PROLONGATION OF THE EAST LINE OF "COPPER LAKES PLAT ONE"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 295, PAGE 63 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID "COPPER LAKES PLAT ONE" AND ITS PROLONGATION, NORTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, 710.10 FEET TO THE NORTHEAST CORNER OF LOT 48 OF SAID "COPPER LAKES PLAT ONE"; SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT 51 OF "COPPER LAKES PLAT THREE"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 299, PAGE 4 OF SAID RECORDS; THENCE LEAVING LAST SAID EAST LINE AND ALONG SAID SOUTH LINE OF SAID "COPPER LAKES PLAT THREE" AND THE SOUTH LINE OF LOTS 51-55 OF SAID "COPPER LAKES PLAT THREE" AND THE SOUTH LINE OF LOT 56 AND SAID LOT 57 OF SAID "COPPER LAKES PLAT FOUR", SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, 503.76 FEET TO THE POINT OF BEGINNING AND CONTAINS 305,475 SQUARE FEET, OR 7.013 ACRES MORE OR LESS.

### LEGEND

- PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (18" IRON W/ ALUMINUM CAP)
- SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS) (1/2" IRON W/ PLASTIC CAP)

### NOTES

- 30' REAR YARD SETBACK (15' ON DOUBLE FRONTAGE LOTS)
- 15' SETBACK FROM NATURAL RESOURCE PROTECTION AREA
- 8' SIDE YARD SETBACK
- 90' MIN. PUBLIC ROAD RIGHT-OF-WAY
- TYPICAL LOT NOT TO SCALE

STATE OF MISSOURI  
JAMEY A. HENSON, PLS  
PLS-2007017953



## MEMORANDUM

To: City Council Members

From: Ryan S. Thomas, City Administrator

Date: January 6, 2017

Re: Approval of Refreshed City Logo and New Economic Development Logo

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At the December 12, 2016 City Council Work Session, a motion passed to prepare a Bill for the adoption of the refreshed City logo and the new Economic Development logo. Following the meeting, it was discovered that the current City logo was adopted by attached Resolution 98-07 in 1998. Therefore, it is recommended that the following procedural actions be taken to instead prepare a Resolution for consideration at the next City Council Meeting on January 23, 2017:

### **Work Session Actions:**

- 1) A motion to reconsider the original motion to prepare a Bill for the adoption of the refreshed City logo and the new Economic Development logo. The motion to reconsider must be made by Council Member who voted with the majority on the motion to be reconsidered (in this case someone who voted "aye"). The motion may be seconded by any other Member of the City Council irrespective of how they voted on the motion to be reconsidered. The motion should be in substantially the following form:

"I move to reconsider the vote on the preparation of legislation for the adoption of the refreshed City logo and the new Economic Development logo passed at the Work Session Meeting of the City Council on December 12, 2016."

The motion to reconsider requires a simple majority for passage.

- 2) If the motion to reconsider passes, any member of the Council may make a motion to prepare a Resolution for the adoption of the refreshed City logo and the new Economic Development logo. If the motion fails, no further action is necessary.

### **Regular Meeting Action:**

- 1) A motion to remove Bill #2239 from the agenda.

With these actions, a Resolution will be prepared for consideration at the January 23, 2017 City Council Meeting (which is also when proposed Bill #2239 would have been considered for 2<sup>nd</sup> reading and final passage).

I will be available for any comments or questions at the January 9, 2017 City Council Work Session.

RST

*Planning Tomorrow Today®*

RESOLUTION 98-07

A RESOLUTION APPROVING THE USE OF A NEW IDENTIFICATION LOGO FOR ALL PUBLIC SIGNAGE AND OTHER MATERIALS BY THE CITY OF WILDWOOD, MISSOURI.

WHEREAS, the City of Wildwood, Missouri incorporated on September 1, 1995 and has since that time used a single identification logo for the purposes of public signage and official documents created by this community;

WHEREAS, the City has continued to create its image as a progressive, responsive community attuned to its surroundings and intent on maintaining its unique character in an metropolitan area where these characteristics are less valued;

WHEREAS, the development of a new identification logo has been considered as part of Wildwood's continual efforts to define its character and maintain its identity, as the community grows past the incorporation stage and its first years;

WHEREAS, the City hired Kiku Obata and Company, a nationally recognized design firm, to create an image for Wildwood that would reflect its young history, unique character, and proud past;

WHEREAS, the new identification logo was discussed at length by members of the public, City Council members, and Planning and Zoning Commissioners as part of the Town Center Planning process and, ultimately, one of many choices was selected for consideration (as shown below);



WILDWOOD

WHEREAS, the Council Planning Committee considered this new identification logo at its February 1998 meeting and debated its character,

message, and design and voted four (4) to one (1) to accept it, after also considering input received from residents through the Wildwood Gazette and telephone calls, as well as other Council members comments.

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

The City of Wildwood's City Council hereby authorizes the use of the new identification logo which consists of the following: the name "Wildwood" and three (3) icons - a oak leaf, an acorn, a home. The oak leaf indicates the City's strength and natural heritage; the home represents its character; and the acorn defines its birth and growth toward the future. The new identification logo shall be used on all City signage, communications, and other items bearing the community's name.

Passed and approved this 9<sup>th</sup> day of March, 1998.



\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk