

Bill No. 4777, an Ordinance of the City of Wentzville, Missouri, Providing for the Dedication and Acceptance of All Public Improvements for Haven Pointe Phase 1 and Releasing the Guarantee Agreements, and Matters Relating Thereto

WHEREAS, the Developer and Owner, Habitat for Humanity, requests the City of Wentzville, Missouri (the "City") to dedicate as City property and accept for maintenance the streets, storm sewer, sanitary sewer and potable water main for the Haven Pointe Phase 1 Site Improvements located off of Huntleigh Drive (collectively, the "Public Improvements"); and

WHEREAS, the Engineering Department has inspected the Public Improvements and has determined the Public Improvements have been constructed in a manner consistent with the approved plans for construction and comply with the requirements and standards adopted by the City for such Public Improvements; and

WHEREAS, the Board of Aldermen for the City of Wentzville believes it is in the best interest of the City and its residents for the City to accept the dedication of the Public Improvements as City Property and to adopt such Public Improvements for public maintenance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, AS FOLLOWS:

Section 1: That such improvements to be dedicated are specifically described as follows: streets, storm sewers, sanitary sewers, and potable water mains installed as part of the Haven Pointe Phase 1 Plans attached as Exhibit A (the "Public Improvements").

Section 2: The Board of Aldermen of the City of Wentzville, Missouri, approves the Agreement Guaranteeing Maintenance of Subdivision Improvements and the Agreement Guaranteeing Installation of Subdivision Water Quality/Post-Construction Improvements, attached hereto as Exhibit B and Exhibit C, respectively, and together referred to herein as the "Maintenance Guarantee Agreements." The terms of the Maintenance Guarantee Agreements shall be substantially similar to, and no less favorable to the City of Wentzville, than the terms reflected within the attached Maintenance Guarantee Agreements.

Section 3: The City shall and the Mayor and other appropriate officers, agents and employees of the City are authorized to execute the Maintenance Guarantee Agreements and to take such further actions and execute and deliver such other documents, easements, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 4: All of the City's requirements for construction and dedication of Public Improvements having been met, the City of Wentzville, Missouri, dedicates these Public Improvements as City Property and accepts such Public Improvements for public maintenance.

Section 5: The speed limit of all streets within said subdivision is hereby established at 25 M.P.H. and enforceable under Chapter 320 Speed Regulations of the Wentzville Municipal

Code. Streets included within this development are as follows:

Haven Pointe Drive

Section 6: Schedule III Stop Signs of the Municipal Traffic Code Table III B Stop Intersections shall be amended by adding a Stop Sign at the following locations:

Approach Street at Intersecting Street(s)	Direction of Travel
Haven Pointe Drive at Huntleigh Drive	Westbound


Section 7: City requirements for installation of street lights have been met, and the City is authorized to pay Ameren for maintenance and operation of Ameren-owned street lights within the Subdivision.

Section 8: By execution of this Ordinance, the Board of Aldermen of the City of Wentzville, Missouri, authorizes the Public Works Department of the City to take all reasonable steps in the future to maintain and repair the Public Improvements.

Section 9: By execution of this Ordinance, the Board of Aldermen of the City of Wentzville, Missouri, authorizes the Director of Engineering to release all remaining funds held as a guarantee for site improvements, in accordance with the Agreement Guaranteeing the Construction of Improvements, and held as a guarantee to ensure proper grading and sediment and erosion control, in accordance with the Agreement Guaranteeing Grading, Sediment and Erosion Control Best Management Practices. Together, these guarantee agreements are attached hereto as Exhibit D.

Section 10: This Ordinance shall be in full force and effect from and after its passage and approval

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI THIS 22 DAY OF January, 2025.


Mayor, Nickolas Guccione

Attest:


City Clerk, Kathryn Bowman

Ordinance No. ⁴⁵⁵⁵ (~~ID # 13525~~)

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE, MISSOURI THIS 23 DAY
OF January, 2025.

Nickolas Guccione
Mayor, Nickolas Guccione

Attest:

Kathryn Bowman
City Clerk, Kathryn Bowman

Approved as to Form:

[Signature]
Attorney



<p>HAVEN POINT HUNBLEIGH DRIVE & SCOTTI ROAD CITY OF WENTZVILLE, ST CHARLES COUNTY, MO 63085</p> <p>PREPARED FOR: HARTMAN FOR HUNBLEIGH DRIVE & SCOTTI ROAD 2017 W. HUNBLEIGH DRIVE, SUITE 100 WENTZVILLE, MO 63085 636-798-5173</p>	 <p>HARTMAN ENGINEERING ARCHITECTURE</p> <p>1101 Park West Blvd. St. Charles, MO 63081 636-355-0482 636-355-1188</p>	<p>RESPECTIVE RESPONSIBILITY</p> <p>DATE: 04/25/2024 BY: J. L. BROWN PROJECT NUMBER: 24001 ASS: J. L. BROWN RAMP: J. L. BROWN CDA: J. L. BROWN SCALES: 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 3/4"=1'-0" 1"=1'-0"</p>	<p>WATER PLAN</p>	<p>C-5</p>
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CITY OF WENTZVILLE, ENC-2023-001

PROPERTY N/F
 MARTHA J.
 LIV TRUST
 ST CHARLES COUNTY
 ZONED: A

PROPERTY N/F
 CITY OF WENTZVILLE
 CITY OF WENTZVILLE
 ST CHARLES COUNTY
 ZONED: A

PROPERTY N/F
 LIM TRUST
 851/1504
 ST CHARLES COUNTY
 ZONED: A

PROPERTY N/F
 VICTORIA N/F ROBY
 8309/1505
 ST CHARLES COUNTY
 ZONED: A