

Bill No. 4787, an Ordinance of the City of Wentzville, Missouri, Providing for the Dedication and Acceptance of All Public Improvements for Twin Oaks at Heritage Pointe Phase 2 and Releasing the Water Upsizing Agreement and Guarantee Agreements and Matters Relating Thereto

WHEREAS, the Developer and Owner, Villas at Heritage Pointe LLC, requests the City of Wentzville, Missouri (the "City") to dedicate as City property and accept for maintenance the streets, sidewalks, storm sewer, sanitary sewer, and potable water main for the Twin Oaks at Heritage Pointe Phase 2 Site Improvements located off of Santa Elena 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 Twin Oaks at Heritage Pointe Phase 2 Plans attached as Exhibit A (the "Public Improvements").

Section 2: 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 3: 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:

Stanta Elena Dr.
Savannah Terrace

Section 4: 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
Stanta Elena Dr. at Stanta Elena Dr.	Northbound
Savannah Terrace at Stanta Elena Dr.	Eastbound

Section 5: 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 6: By execution of this Ordinance, the Board of Aldermen of the City of Wentzville, Missouri, authorizes the Director of Engineering to release reimbursement funds in accordance with the terms of the Water Main Upsizing Agreement between the City of Wentzville and Villas at Heritage Pointe, LLC, which was authorized through Resolution 23-1885, attached hereto as Exhibit B.

Section 7: 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 to ensure proper grading and sediment and erosion control, in accordance with the Agreement Guaranteeing Grading, Sediment and Erosion Control Best Management Practices, attached hereto as Exhibit C.

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: 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 ____ DAY OF _____, 2025.

Mayor, Nickolas Guccione

Attest:

City Clerk, Kathryn Bowman

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE, MISSOURI THIS ____ DAY OF _____, 2025.

Mayor, Nickolas Guccione

Attest:

City Clerk, Kathryn Bowman

Approved as to Form:

Attorney