

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. DAN STELLATO – CHAIRMAN
MONDAY, FEBRUARY 10, 2014 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. COMMUNITY & ECONOMIC DEVELOPMENT**
 - a. Update on The Quad St. Charles, former Charlestowne Mall, from The Krausz Companies, Inc.-Information only.
 - b. Update on First Street Phase 3-Information only.
- 4. FIRE DEPARTMENT**
 - a. Recommend approval of the Purchase of Replacement Airboat for the Fire Department.
- 5. ADDITIONAL BUSINESS**
- 6. EXECUTIVE SESSION**
 - Personnel
 - Pending Litigation
 - Probable or Imminent Litigation
 - Property Acquisition
 - Collective Bargaining
- 7. ADJOURNMENT**

		AGENDA ITEM EXECUTIVE SUMMARY					
		Title:		Update on First Street Phase 3 – Information only.			
		Presenter(s):		Russell Colby Rita Tungare			
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
X	Planning & Development (2/10/14)				City Council		
Estimated Cost:		N/A		Budgeted:	YES		NO
If NO, please explain how item will be funded:							
Executive Summary:							
<p>On 11/18/13, the City Council granted the following extensions relative to the First Street PUD Phase 3 project:</p> <ol style="list-style-type: none"> 1. Extension of the date to commence construction to 4/8/14. (Based on this extension, the 2008 PUD Preliminary Plans for Phase 3 remain valid through 4/8/14.) 2. Extension of the purchase agreement with SMN Development for Lot #2 for the One West Main building to 4/8/14. <p>In connection with these extensions, the City Council also requested the developers, First Street LLC and SMN Development, to demonstrate progress on the project by meeting certain benchmarks before the 4/8/14 deadline.</p> <p>Staff has prepared a table to track the progress in meeting these benchmarks and will provide this information as a monthly update to the Committee.</p>							
Attachments: <i>(please list)</i>							
First Street Phase 3 Progress Table.							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Update on First Street Phase 3 - Information only.							
<i>For office use only:</i>		<i>Agenda Item Number: 3b</i>					

First Street Phase 3 Progress Table

February 10, 2014 P&D Committee Update

Action Item	Developer Status	City Status
<p>ZONING APPLICATIONS First Street LLC to file an application for Concept Plan on or before 12/2/13, complete the Concept Plan review process, and subsequently file a complete application for a revised PUD Preliminary Plan for Phase 3, with the goal of providing the City Council with the opportunity to consider a revised PUD Preliminary Plan on or before 4/7/14.</p>	<p>The Concept Plan application was submitted on 12/3/13 (missing the 12/2/13 deadline by one day).</p> <p>Revised Building Elevations and a 3D rendering were presented to the Plan Commission on 1/7/14 in response to comments from the Historic Preservation Commission regarding the building architecture.</p>	<p>Staff plan review comments were provided to the developer. The Concept Plan was reviewed by: Historic Preservation Commission on 12/18/13, Plan Commission on 1/7/14, and P&D Committee on 1/13/14. A market study prepared for the City to assess the developer's proposal was provided to the P&D Committee.</p> <p>The developer can proceed with filing a PUD Preliminary Plan application. No application has been filed to date.</p>
<p>TRANSFER OF HARRIS BANK PARCEL TO CITY First Street LLC to transfer the former Harris Bank property to the City by 3/25/14.</p>		
<p>REDEVELOPMENT AGREEMENT AMENDMENT First Street LLC to engage in discussions with staff and reach agreement on terms for amending the Redevelopment Agreement (RDA) to: -Amend the conditions and requirements for Phase 3 to conform to the new First St. LLC Concept Plan -Allow for Phases 4 & 5 of the project to be separated from the RDA, with First Street LLC having a right of first refusal.</p>		<p>Staff and legal counsel prepared an initial draft of a redevelopment agreement amendment which was provided to the developer on 2/6/14.</p>
<p>SMN DEVELOPMENT SMN Development to provide an assessment of the financial viability and marketability of the proposed One West Main building. SMN would also provide a schedule for project implementation, including marketing, leasing and commencement of construction.</p>	<p>Market data has been gathered and a narrative is being prepared.</p> <p>A design-build construction firm is working on value engineering the building to identify options to reduce the construction cost.</p>	<p>SMN Development is meeting with staff on 2/10/14 prior to the P&D Committee meeting to present the market data, market analysis, construction/design ideas and estimated construction cost.</p> <p>An update will be provided at the meeting.</p>



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommend Approval of the Purchase of Replacement Airboat for the Fire Department

Presenter: Fire Chief Joseph Schelstreet

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (2/10/14)		City Council

Estimated Cost:	\$62,000	Budgeted:	YES	<input checked="" type="checkbox"/>	NO	
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If NO, please explain how item will be funded:

Executive Summary:

The Fire Department currently possesses a multi-function airboat that is utilized both during times when the Fox River has open water as well as when it is ice covered. The airboat has the ability to traverse the ice rapidly and can move from open water to ice freely. It also has the ability to provide a stable platform for dive rescue operations and offers a capacity range not present in the inflatable boat owned by the Department. The current boat is 27 years old and is due for replacement. A specification was developed and placed out to bid and Diamondback Airboats was the successful bidder. In order to facilitate the addition of several desired options, the Foreign Fire Insurance Fund has allocated up to \$15,000 additional for the purchase. This is a budgeted expense.

Attachments: *(please list)*

Airboat Bid Documents

Recommendation / Suggested Action *(briefly explain):* Recommend Approval of the Purchase of a Replacement Airboat for the Fire Department

For office use only:

Agenda Item Number: 4a

Hull	Diamond Back Air Boat	American Air Boat	Alumatech Air Boat
Length	18' w/ 30"grassrake	18' w/ 24" grassrake	18' short Grass rack
Beam	8'	8'	8'
Weight	3400#	3600#	
Sides	30"	30"	30"
Transom	28"	26"	?
Hull Ca			
Aluminum Alloy	5086	5086	5086
Bottom Thickness	0.25	0.25	0.19
Side Thickness	0.125 V-crimp	0.125 V-crimp	0.125
T-Bars	9 = 2"x2" x 1/4 .190 gussets at Transom	5 Heavy Duty 2"x2"x 3/8 and 2 Ext Duty 2x3x1/2	4 short 7 full
Ice Brakes	Yes	No	No
Bottom Polymer	3/8 UHMW black	3/8 UHMW black	3/8 UHMW black
Side Polymer	1/4 UHMWBlack	3/8 UHMW black	1/4 UHMW black
Gunnel Walls	6"to 8"	none	8"
Drain Plugs	2-1"	2-1"	1
Floor	Aluminum w/Rhino non-skid surface	Aluminum w/Epox non-skid surface	Alum Floor
I-Beam	3 - 3" I-beam Alum cross braces	2 Heavy duty Alum 2-1/2 x 3"	1 I-beam Alum cross brace
Motor			
Motor	PCM 6.0 450 HP EFI	PCM 6.0 450 HP EFI	500 HP Water Thunder
Exhaust	Stainless Steel w/ stainless steal mufflers	Stainless Steel w/ steal mufflers	
Engine Block heater	Yes	Yes	Stainless Steel w/ steal mufflers
Propeller	82" 3 blade Carbon Fiber wide Blade	Ultra Quiet 3 Blade Composite	84" 3 blade Carbon Fiber wide Blade
Drive Unit	Century CH 2.3:1 Black Hawk Belt	Century CH 2.3:1	Century CH 2.3:1
Oil Cooler	Hayden heavy duty oil cooler	Hayden heavy duty oil cooler	YES
Fuel Filter water separator	Yes	yes	YES
Fuel	Min 91 Octane NO/ethanol	Min 91 Octane NO/ethanol	Min 91 Octane NO/ethanol
Radiator	Heavy Duty 31x24 Alum	Afco Heavy Duty Alum	Heavy Duty Alum
Fuel Tank	40 gal Alum	40 gal Alum	40 gal Alum
Engine Stand			
Frame	1-1/4" x 1-1/4" .065 Wall Stainless Steel	18 Gage Stainless Steel	SS
Seating			
Seats	2 up 3 down w/ storage	1up 3 down w/ storage	2 up 3 down

Prop Guard			
Tubing	SS 1" and 7/8"	SS	SS
Access Doors	yes both sides	No	

Accessories			
Gages	Tach, hour, oil, volt, temp, fuel	Tach, hour, oil, volt, temp, fuel	Tach, hour, oil, volt, temp, fuel
Pumps	1700 GPH	2000 GPH	
Dual Batteries	Yes		YES
Lighting	LED all storage - LED Light Bar - Nav Lights	LED all storage - LED Light Bar - Nav Lights - Scene	
GPS	NO	YES	YES
Nav Lights	In Grassrake and Tower		In Grassrake and Tower

Paint			
Hull	2 tone stripe w/name	No	NO
Frame	Powder Coat	Epox	Powder Coat

Trailer			
	Galvanized	Alum	Galvanized
Brakes	Electric 2 axles	None	Electric 1 axle

Warranty			
Hull	Life Time	Life Time	
Motor	1 Year	1 Year	
Belt Drive	1 Year	1 Year	
Prop	1 Year	1 Year	
Trailer			
Poly		2 Years	
SS work		5 Years	

Classes	Free 2 day 2 people Free Room	Free 2 day 2 people Free Room	none
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Options	Ice Brake 1,800.00 (included in price)		
	Windshield 2,150.00 (not included in price)		Windshield 1,395 (not included in price)

Total w/o Delivery	59,862.00	57,850.00 w/o Trailer Brakes	57,214.00
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**St.Charles Fire Dept. Foreign Fire Insurance Company Tax Fund
Request for Fund Distribution**

Date: 1-24-2014

Purpose: Funds not to exceed 15,000.00 to be used in addition to city's 50,000.00 towards the purchase of a new airboat.

Description of Fund Distribution: (Be specific to the price and quantity req'd)

Diamondback 18" Airboat, motor, and trailer. See attached documentation for description.

Reference of Alternative Vendors:

American Airboats

Alumatech

Submitted by: Fire fighter / Medic Dave Chmelar

This portion to be completed by the Foreign Fire Insurance Tax Board

Date received

Date Reviewed

Approved

Denied

Tabled