



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Motion to Approve and Execute an Acceptance Resolution for Public Sanitary Sewer and Watermain and Appurtenances Located in Easements Near the Mall Ring Rd. in The Quad St. Charles Subdivision.
Presenter:	Chris Bong

Please check appropriate box:

	Government Operations		Government Services
	Planning & Development	X	City Council (12/7/15) New Business

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

Public sanitary sewer and watermain and appurtenances were constructed to service the improvements for The Quad of St. Charles. Said sanitary sewer and watermain and appurtenances have undergone and passed all required testing and inspection, and are found to be acceptable. The Development Engineering Division has received all required documents including utility easements and as-built drawings depicting the locations of said public improvements.

Attachments: *(please list)*

Acceptance Resolution
Bill of Sale
Map of identifying location watermain and sanitary sewer being accepted

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval and execution of the acceptance resolution for public sanitary and watermain and appurtenances located in easements near the mall Ring Rd. in The Quad St. Charles subdivision.

For office use only:

Agenda Item Number: IL

(Watermain and Sanitary Sewer)

**City of St. Charles
Kane and DuPage Counties**

ACCEPTANCE RESOLUTION

Subdivision Name: The Quad St. Charles

Whereas SC 3800 Main LLC, the Developer of
(Subdivision Name) The Quad St. Charles, entered into a contract with
(Contractor's Name) Graycor Construction Company Inc., for the construction of (public sanitary
sewer and watermain and appurtenances in easements near the mall Ring Road as described in the
attached exhibits) in the aforesaid Subdivision; and

Whereas, the Contractor has constructed the (public sanitary sewer and watermain and
appurtenances) in accord with the plans and specifications, as revised, heretofore approved by the City of
St. Charles; and

Whereas, the (public sanitary sewer and watermain and appurtenances) have been
inspected by the Engineer for the sub divider and by a representative for the City of St. Charles and are
found to be satisfactory;

Now, Therefore, Be It Resolved by the City Council of St. Charles, that said Council
hereby approves and accepts the (public sanitary sewer and watermain and appurtenances). It being
understood that this acceptance and/or approval in no way relieves the Contractor of his Surety of any
obligation for maintenance for a period of one (1) year as provided for in said Contract.

Passed by the City Council of the City of St. Charles, this 7th day of December, 2015,
and **APPROVED** by the Mayor of said City of St. Charles, this 7th day of December, 2015.

MAYOR

ATTEST:

CITY CLERK

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that SC 3800 MAIN LLC, a Delaware limited liability company ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of a Water Systems and appurtenances, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibit "A".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise the Water Systems and appurtenances by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

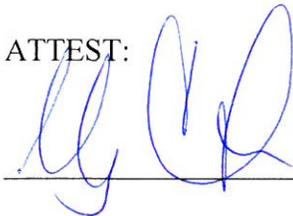
IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at Lombard, IL, this 29th day of October, 2015.

SC 3800 MAIN LLC

By: Krausz Management One, LLC
a California limited liability company
its Manager

BY: 
F. Ron Krausz, Member

ATTEST:



MIRAYA CANTU
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 12, 2019

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that SC 3800 MAIN LLC, a Delaware limited liability company ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of a Sanitary Sewer Systems and appurtenances, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibit "A".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise the Sanitary Sewer Systems and appurtenances by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the afore described goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

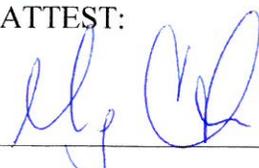
IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at Lombard, IL, this 29th day of October, 2015.

SC 3800 Main LLC

BY: Krausz Management One, LLC
a California limited liability company
its Manager

BY: 
F. Ron Krausz, Member

ATTEST:



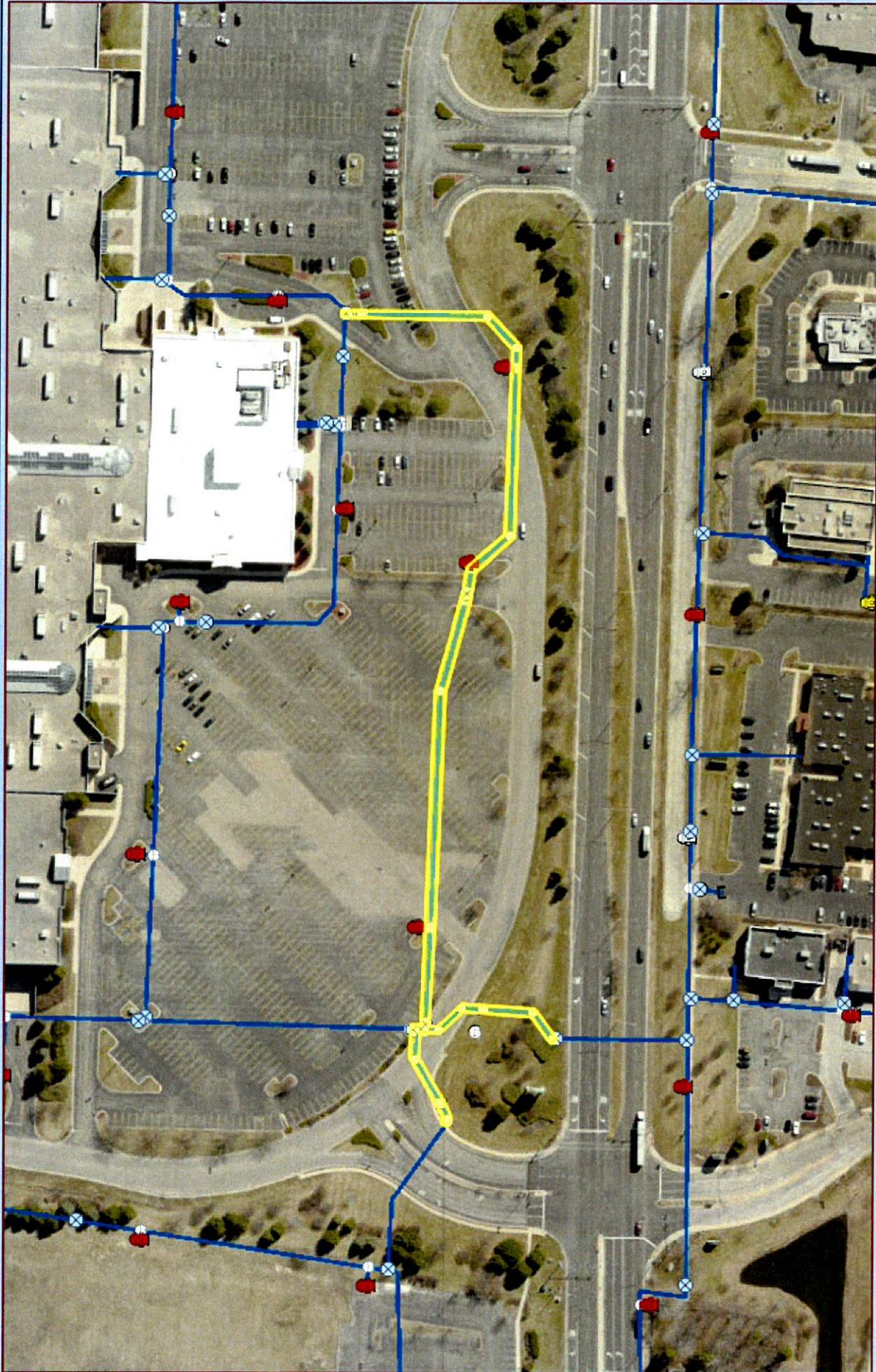




City of St. Charles, Illinois
 Two East Main Street St. Charles, IL 60174-1061
 Phone: 630-577-1400 Fax: 630-577-4400 - www.stcharlesil.gov

Precision GIS

RAYMOND ROGINA Mayor
MARK KOENEN City Administrator



Data Source:
 City of St. Charles, Illinois
 Chicago County, Illinois
 Projection: Transverse Mercator
 North American Datum 1983
 Printed on: November 25, 2015 11:52 AM



The Quad - Newly accepted Water Main highlighted in yellow.

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 Two East Main Street St. Charles, IL 60174-1984
 Phone: 630-577-4400 Fax: 630-577-4440 - www.stcharles.il.gov

Precision GIS

RAYMOND ROGINA Mayor
MARK KOENEN City Administrator



Data Source:
 City of St. Charles, Illinois
 DuPage County, Illinois
 Projection: NAD83 / NAD83 / NAD83 / NAD83
 North American Datum 1983
 Printed on: November 25, 2015 11:54 AM



The Quad - Newly accepted Sanitary Sewer highlighted in light green

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