



# City of Galena, Illinois

## AGENDA

### REGULAR CITY COUNCIL MEETING

TUESDAY, MAY 28, 2013

6:30 P.M. – CITY HALL 312 ½ NORTH MAIN STREET

ITEM	DESCRIPTION
13C-0197.	Call to Order by Presiding Officer
13C-0198.	Roll Call
13C-0199.	Establishment of Quorum
13C-0200.	Pledge of Allegiance
13C-0201.	Reports of Standing Committees
13C-0202.	Citizens Comments <ul style="list-style-type: none"> <li>• Not to exceed 15 minutes as an agenda item</li> <li>• Not more than 3 minutes per speaker</li> <li>• No testimony on zoning items where a public hearing has been conducted</li> </ul>

## PUBLIC HEARINGS

ITEM	DESCRIPTION	PAGE
13C-0203.	Public Hearing on the Possibility of Controlling the Deer Population in the City Limits	4-9
13C-0204.	Public Hearing on an Annexation Agreement with Lloyd Gronner for a 0.345 Acre Parcel Adjacent to 1015 Spring Street (Former Ron's Amoco)	10

## LIQUOR COMMISSION

ITEM	DESCRIPTION	PAGE
13C-0205.	Discussion and Possible Action on an Application by Wal-Mart Supercenter 5044, 10000 Bartell Boulevard, for a Change of Corporation Liquor License Manager to Melissa McCully	11-13

**CONSENT AGENDA CA13-10**

ITEM	DESCRIPTION	PAGE
13C-0206.	Approval of the Minutes of the May 13, 2013 City Council Meeting	14-19
13C-0207.	Second Reading and Possible Approval of an Ordinance Designating Surplus Property	20-21
13C-0208.	Approval of Fire Inspector Hourly Pay Rate of \$13.50 Per Hour	22
13C-0209.	Approval of the April 2013 Financial Report	--

**UNFINISHED BUSINESS**

ITEM	DESCRIPTION	PAGE
13C-0153.	Discussion and Possible Action on Approval of a Contract for Grant Park Gazebo Restoration	23-24
13C-0177.	Discussion and Possible Action on the Possibility of Controlling the Deer Population in the City Limits	4-9

**NEW BUSINESS**

ITEM	DESCRIPTION	PAGE
13C-0210.	Monthly Environmental Management Corporation (EMC)	25-31
13C-0211.	Discussion and Possible Action on Festival Permit Application by Tri-State Historical Presentations, Marcel Didier Event Coordinator, for a Civil War Encampment in Depot Park, April 25, 26, and 27, 2014 and August 21, 22, and 23, 2015	32-35
13C-0212.	Discussion and Possible Action on a Request by Stillman Inn to Amend the Code of Ordinances to Include Small Inns as an Eligible Applicant for the Class P Liquor License	36-39
13C-0213.	Discussion and Possible Action on the First Reading of an Ordinance Authorizing the Execution of an Annexation Agreement with Lloyd Gronner for 0.345 Acres	40-67

ITEM	DESCRIPTION	PAGE
13C-0214.	Discussion and Possible Action on Zoning Calendar No. 13A-01, an Application by Sam Roti to Rezone 0.335 Acres Immediately South of 1015 Spring Street from County Agricultural to City of Galena General Commercial	67-72
13C-0215.	Discussion and Possible Action on the First Reading of an Ordinance Annexing 0.345 Acres as Petitioned by Lloyd Gronner	73-77
13C-0216	Discussion and Possible Action on Zoning Calendar No. 13PDA-01, an Application by the Jo Daviess County Workshop for a Map Amendment to amend the default zoning of the property at 708 S. West Street from Heavy Industrial to Neighborhood Commercial for the building known as the Public Service Building at the site.	78-79
13C-0217.	Warrants	80-86
13C-0218.	Alderspersons' Comments	
13C-0219.	City Administrator's Report	
13C-0220.	Mayor's Report	
13C-0221.	Motion for Executive Session Including: <ul style="list-style-type: none"> <li>• Section 2 (c) (5) – Purchase or lease of real estate.</li> <li>• Section 2 (c) (11) – Pending, probable or imminent litigation.</li> <li>• Section 2 (c) (21) Review of Executive Session Minutes</li> </ul>	
13C-0222.	Adjournment	

**CALENDAR INFORMATION**

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs. June 6	6:30 P.M.	City Hall
City Council	Mon. June 10	6:30 P.M.	City Hall
Zoning Board of Appeals	Wed. June 12	6:30 P.M.	City Hall

Posted: Friday, May 24, 2013 at 4:30 p.m. Posted By:

April 19, 2013

Mark and Mayor Renner:

Please find below a summary of the information on controlling the deer population you requested.

There are several state programs for controlling deer populations. The following is a summary of the programs:

Bow

1. Need to get permission from all adjoining property owners.
2. Must not hunt within 100 yds. of a dwelling.
3. Controlled hunt.
4. Must follow all hunting rules, including the number of deer killed per hunter.
5. Hunter must have a license.
6. Hunt may occur only during deer season.
7. Must have permission from the City to hunt in the municipal limits.

Gun

A. Deer Removal Permits (DRPs)

1. Only for the use of assisting landowner (generally not within municipal limits) in abating deer-related damage not to reduce the deer population.
2. A site-evaluation must be performed by IDNR biologists to verify the occurrence and extent of deer damage.
3. Two hunters on a permit.
4. No bows, handguns or muzzle-loading rifles.
5. Good for 30 days and 10 deer.
6. Safe conduct by shooter is the responsibility of the permittee.
7. **See attached for more details.**

B. Deer Population Control Permit (DPCPs)

1. Permit authorizes reduction or control of number of deer. Objectives are generally to reduce damage to native plant communities or ecosystems, reduce deer-vehicle accidents, and reduce damage complaints from residents.
2. A detailed application, including a deer management proposal, is required. Permit issued to city. Not issued to landowner.
3. Sharpshooter program. To take deer at bait stations via sharpshooters who must be tested and seasonally approved by IDNR prior to program implementation.
4. Permit issued for 90 days with extensions.
5. No deer kill limit.
6. Meat must to be donated to food pantry or nonprofit organization. City pays for processing. Meat to be processed at Federally- licensed and inspected meat processing facility.
7. Only can use modern rifle or shotguns.
8. A summary of deer taken must be prepared within 30 days after permit expires.
9. **See attached for more details.**

Contact is Doug Dufford of IDNR (815-273-2771). Doug stated he could help with both programs.

# *Living with Wildlife in Illinois*

## **IDNR Special Deer Control or Removal Permits**

**Deer removal permits (DRPs)** are issued to help landowners in their efforts to abate deer-related damage that is currently occurring; DRPs are **not** for deer population reduction or control. **Deer population control permits (DPCPs)** are issued to help reduce the potential for future deer damage by reducing deer numbers in a given area.

### **Deer Removal Permits (DRPs)**

DRPs are issued to individuals, organizations or agencies to authorize the removal of individual deer causing excessive damage at that time of year when damage is actively occurring. These permits are issued to assist landowners in abating deer-related damage. They are not issued for deer population reduction and control. DRPs are issued to augment other deer-damage abatement techniques currently used by the landowner.

There is no application form for a DRP, but a site-evaluation must be performed by an IDNR biologist to document or verify the occurrence and extent of deer damage.

DRPs are generally issued for properties not incorporated within municipal boundaries unless the municipality will grant the permittee a waiver of any pertinent firearm ordinances. However, DRPs can be issued to a municipality.

DRPs are issued for a maximum of 30 days and 10 deer. Permit extensions are possible, but these permits are not for deer population control.

Permittee can specify up to two shooters on a permit. Shooters must have a valid Illinois Firearms Owner's Identification (FOID) card and must carry a copy of the DRP when afield. There is no proficiency testing of shooters on a DRP, and the safe conduct by shooters is the responsibility of the permittee. The IDNR permit issuer may further restrict allowable removal activities to insure public safety. DRPs will not authorize the use of archery equipment, handguns or muzzle-loading rifles.

IDNR recommends that deer collected under authority of a DRP be used for human consumption, but carcass disposition is at the discretion of the permittee. Disposition must comply with provisions of the Illinois Dead Animal Disposition Act (i.e. burial or incineration).

Permittee must return the carcass disposition report form (on the back of the permit) and any unused leg tags within 10 days after permit expiration.

### **Deer Population Control Permits (DPCPs)**

DPCPs are issued to agencies, organizations, associations and municipalities, but are not issued to individual landowners. These permits authorize the reduction or control of deer numbers by non-traditional or non-hunting methods.

There is an application process for DPCPs, and the application is essentially a deer management proposal which documents the need for deer herd reduction by nontraditional means such as sharpshooting. The prevailing objectives for most current deer control programs under DPCPs are to: reduce damage to native plant communities or ecosystems, reduce deer-vehicle accidents on the property or adjacent roads, and reduce damage complaints from

residents or neighbors.

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DPCPs are issued for a maximum of 90 days (time extensions are possible). There is no limit on the number of deer that can be taken, but the number proposed to be collected must be justified and documented.

If the permit applicant is proposing to take deer at bait stations via sharpshooters, all sharpshooter candidates must be tested and seasonally-approved by IDNR prior to deer program implementation. There is no limit on the number of sharpshooters, but all sharpshooters, who are Illinois residents, must also have a valid Illinois Firearms Owner's Identification (FOID) card. Also to insure public safety, all proposed shooting or bait sites must be viewed and approved by IDNR prior to their use.

Lethal techniques authorized under DPCPs must be such that the resulting deer carcasses are suitable for human consumption. The permittee is required to have all usable deer carcasses processed at a State or Federally-licensed and inspected meat processing facility and to donate the processed venison to a bonafide charitable organization. Unusable deer carcasses must be disposed of in accordance with the Illinois Dead Animal Disposal Act.

Since deer collected under DPCPs must be used for human consumption, most DPCP programs take place during the cooler late fall and winter months (November to March).

DPCPs will not authorize the use of archery equipment, handguns, muzzle-loading rifles, etc. Only modern rifles or shotguns will be permitted for sharpshooting programs. DPCPs will not be issued for experimental techniques (e.g. sterilization or immunocontraception) or for the live-capture and translocation of deer.

Permittee must return all unused leg tags along with a deer removal summary within 30 days after permit expiration. The removal summary must list the tag number, location, sex, age and physical condition of each animal collected as well as the total amount of processed venison donated to charity (and to which charities).

The permittee is responsible for all costs associated with the deer reduction or control program.

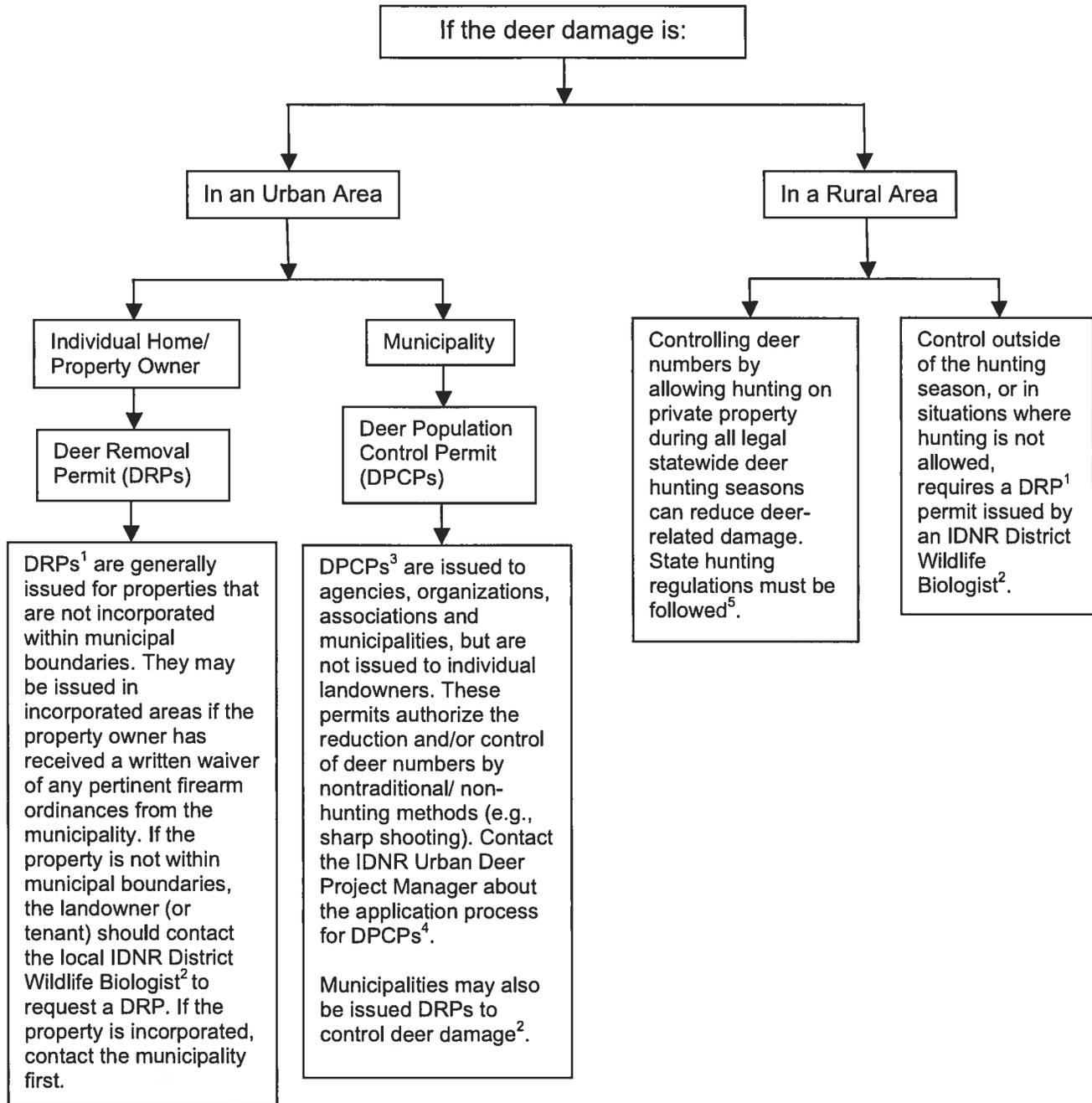
For more information about applying for a DPCP, contact Marty Jones, IDNR Urban Deer Project Manager, at (847) 798-7620.

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### Controlling White-tailed Deer Damage

## Controlling White-tailed Deer Damage in Illinois

White-tailed Deer (*Odocoileus virginianus*) are protected under the Illinois Wildlife Code as a game species and can be hunted legally during deer seasons. It is illegal to kill or remove live deer from the wild unless you have received a permit from the Illinois Department of Natural Resources (IDNR) or are a wildlife rehabilitator who is licensed by the IDNR. A person who hits and kills a deer with a motorized vehicle can legally claim the deer to salvage the meat, hide and antlers. Sale of the meat, hide and antlers is illegal. If a vehicle-killed deer is to be mounted, a permit is needed from IDNR Law Enforcement. The Directory of Illinois Wildlife provides information on how to prevent and solve problems with deer.



<sup>1</sup> For more information about Deer Removal Permits go to:

[http://livingwithwildlife.extension.uiuc.edu/permit\\_deer\\_special.cfm#drp](http://livingwithwildlife.extension.uiuc.edu/permit_deer_special.cfm#drp)

<sup>2</sup> Contact an Illinois Department of Natural Resources District Wildlife Biologist:

<http://livingwithwildlife.extension.uiuc.edu/professionals.cfm>

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<sup>4</sup> To contact Marty Jones, IDNR Urban Deer Project Manager call: (847) 798-7620

<sup>5</sup> For more information on hunting regulations or for the Illinois Department of Natural Resources Hunting Digest go to: <http://www.dnr.illinois.gov/hunting/Pages/default.aspx>

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- There is no application form for a DRP, but a site-evaluation must be performed by an IDNR biologist to document/verify the occurrence and extent of deer damage.
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# CITY OF GALENA, ILLINOIS

312 ½ North Main Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: May 22, 2013

RE: Gronner/Roti Annexation

A handwritten signature in black ink, appearing to read "Mark Moran", is written over the "FROM:" line.

A public hearing is scheduled on Monday's council agenda, to consider an annexation agreement and the annexation of 0.345 acres adjacent to the former Ron's Amoco on U.S. Route 20. The petition is made by the owner, Lloyd Gronner. A corresponding application to rezone the small parcel from county agricultural to city General Commercial District is also ready for review and possible approval. The applications are part of a proposal by Sam Roti of Galena who plans to purchase and combine the property with the former Ron's Amoco parcel. The new larger property would be marketed for redevelopment.

The proposed annexation agreement is attached as is the annexation ordinance.

There are four items on the agenda concerning the subject parcel.

1. A public hearing on the proposed annexation agreement.
2. An ordinance authorizing the execution of the annexation agreement.
3. A resolution approving the rezoning of the property to General Commercial.
4. An ordinance annexing the property.

The annexation agreement sets forth the expectations of the city and the petitioner. Importantly, the agreement confirms the rezoning to General Commercial and the willingness of the city to permit the property to connect to city water and sewer, subject to adequate capacity of the public systems.

The ordinances are first readings and will require second readings at the June 10 meeting or a waiver of the second reading.



312 N. Main Street, Galena, IL 61036-2332

**Chief of Police**

Lori Huntington

(815) 777-2131

FAX (815) 777-4736

DATE: May 21, 2013

TO: Honorable Mayor Terry Renner & City Aldermen

FROM: Chief Lori Huntington 

RE: Liquor License Corporation Manager Application –  
Melissa L. McCully for Wal-Mart Supercenter #5044,  
10000 Bartell Boulevard, Galena, IL.

A name check of local, state, and federal criminal records reveals no information that would prohibit this applicant from holding the license for which she has applied.

# CITY OF GALENA, ILLINOIS



## Application for Manager Liquor License

**Application Fee:** \$50.00

**Background Check Fee:** \$75.00 per Background Check – All managers must be fingerprinted by the Jo Daviess County Sheriff's Department of the local Sheriff's Department in the area in which the officer or director resides.

Background checks are completed by the State of Illinois Police. This process can take up to eight (8) weeks to complete. Once the results of the background checks are received from the State of Illinois Police, the Liquor License Corporation manager Application is then placed on the next available City Council agenda for approval/denial. Payment can be made by check, cash, money order, or credit card. All background check fees must be paid at the time the application is returned to City Hall.

**Please note:** The manager must reside within a 30 mile radius of Galena in order to qualify for a license.

Name: Melissa McCully Date of Birth: 06-25-1974  
Address: 11334 Oldenburg Ln Galena IL 61036  
City State Zip

Driver License #: IA

**List of places of residences in the past ten (10) years (use back if needed):**

- 100 Hollywood Ave, Waterloo IA 50701
- 1113 Bauch Street Waterloo IA 50701
- \_\_\_\_\_

**List all arrests and dispositions (use back if needed):**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Class of liquor license you will be managing: B

Location of premises you will be managing: 10000 Bartell Blvd

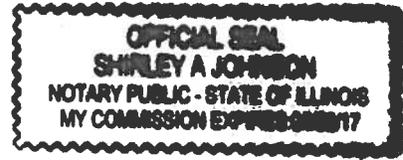
Name of Establishment (as it appears on the liquor license): Wal-Mart Supercenter #5044

I have never been convicted of a felony or any misdemeanor opposed to decency and morality. I am not disqualified to receive a license by any reason of matter or thing contained in the Galena Municipal Code of the Illinois Liquor Control Act. I will not violate any of the laws of the State of Illinois or of the Unity States in the conduct of managing this place of business. The undersigned further states that he/she is a person of good moral character and the he/she agrees not to violate any of the Ordinances of the City of Galena, any laws of the United States, or of the State of Illinois. The undersigned further states that in the event any statement contained in this application is not true that any approval of management may be immediately suspended and revoked.

I, Melissa McCully, being duly sworn on oath, state that the facts set forth in the above application are true and correct.

Melissa McCully 5-16-13  
Applicant's Signature Date

Shirley Johnson 5/16/13 4/2/17  
Notary's Signature Date Commission Expiration



**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 13 MAY 2013**

**13C-0162 – CALL TO ORDER**

Mayor Terry Renner called the regular meeting to order at 6:30 p.m. in the Board Chambers at 312½ North Main Street on 13 May 2013.

**13C-0163 – ROLL CALL**

Upon roll call the following members were present: Fach, Greene, Lincoln, and Renner.

Absent: Murphy, Cording, Painter

**13C-0164 – ESTABLISHMENT OF QUORUM**

Mayor Terry Renner announced a quorum of Board members present to conduct City business.

**13C-0165 – PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**13C-0166 - REPORTS OF STANDING COMMITTEES**

**Turner Hall Committee** - Fach stated that the committee would meet on the first Thursday of the month at 8:30 a.m. at City Hall. At the next meeting the committee will be discussing the possibility of a survey on ways to use Turner Hall and what is needed to be done on the hall.

**13C-0167 – PUBLIC COMMENTS**

**Rick Streight, 11546 West Red gates Road, Galena, Illinois** - Streight said that he felt that the city should postpone the erection of the fence at recreation Park as it is a duplication of services. West Galena Township already has a facility and the ARC and the Township need to get together and work out the problem.

Streight also felt that there needs to be some improvement to the turning lane at the entrance on Norris Lane before the new 60 unit living facility is constructed.

**Dana Meadows, 116 S. Main Street, Galena, Illinois** - Meadows said that he was President of the Downtown Business Association. He stated that the Downtown Business Association was going to take over the Music on Main that the Galena Chamber of Commerce was giving up. He felt that it would be good for the city. It is to be held at the Depot area on the east side.

**Lisa Parr, 69 Sugar Creek Trail, Galena, Illinois** - Lisa stated that she felt the “Galena Unsigned Artist Music Festival” would be a great event for Galena.

**Rick Pariser, 113 S. High Street, Galena, Illinois** - Pariser stated that even though they are not present tonight he would like to thank two council members for their service and looking out for the welfare to the City. He also respects all the council even though he does not always agree with them.

**UNFINISHED BUSINESS**

**13C-0153 – DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF A CONTRACT FOR GRANT PARK GAZEBO RESTORATION**

**Motion:** Lincoln moved, seconded by Greene to approve item 13C-0153 contract for Grant Park Gazebo Restoration with the amount not to exceed \$50,000.

**Discussion:** Greene said we need to get this done and that we got a good bid.

Lincoln stated that if we have to leave things out lets hope we do not have to do them later.

Fach asked to hear what the architect had to say.

Johnson felt the only way to get the cost down to \$50,000 would be to leave the steps as they are and to not strip the ceiling for repainting.

Lincoln felt the stair could be done next year if they are in a good enough condition.

Fach stated that in stead of doing all the lattice work on the steps maybe a steel handrail would cost less.

Renner felt that the council shouldn't take any action until they got a firm price.

**Roll Call:** AYES: Fach, Greene, Lincoln, Renner  
NAYS: None  
ABSENT: Murphy, Painter, Cording

The motion carried.

**13C-0168 – APPROVAL OF MINUTES OF THE APRIL 22, 2013 CITY COUNCIL MEETING**

**Motion:** Fach moved, seconded by Lincoln to approve the Minutes of the Meeting of April 22, 2013 as presented.

**Discussion:** None.

**Roll Call:** AYES: Greene, Lincoln, Fach, Renner  
NAYS: None  
ABSENT: Murphy, Painter, Cording

The motion carried.

**SWEARING IN OF NEWLY ELECTED OFFICIALS**

Mayor Renner swore in City Clerk, Mary Beth Hyde. City Clerk Hyde swore in Alderpersons Pam Bernstein, Jerry Kieffer and Todd Lincoln.

Renner told the new council that from now on before they can discuss an agenda item they must make a motion to Approve or Deny and instead of tabling they need to say postpone an agenda item.

Upon swearing in of new council members Mayor Renner called for a roll of the Council.

Upon roll call the following members were present: Bernstein, Fach, Greene, Kieffer, Lincoln, and Renner.

Absent: Painter

**CONSENT AGENDA CA13-09**

**13C-0170 – APPROVAL OF THE FIRST READING OF AN ORDINANCE DESIGNATING SURPLUS PROPERTY**

**13C-0171 – APPROVAL OF SELF-GUIDED GALENA STUDIO TOUR EVENTS FOR OCTOBER 12 AND 13, 2013 AND DECEMBER 21, 2013**

**13C-0172 – APPROVAL OF THE APPOINTMENT OF CRAIG ALBAUGH TO THE TURNER HALL COMMITTEE**

**13C-0173 – APPROVAL OF FIRST ANNUAL CLINT SITZMANN CANCER RESEARCH FUNDRAISER FLAG FOOTBALL TOURNAMENT IN REC PARK, JULY 6, 2013**

**Motion:** Fach moved, seconded by Greene, to approve Consent Agenda CA13-09.

**Discussion:** None

**Roll Call:** AYES: Bernstein, Fach, Greene, Kieffer, Lincoln, Renner  
NAYS: None  
ABSENT: Painter

The motion carried.

**NEW BUSINESS**

**13C-0174 – DISCUSSION AND POSSIBLE ACTION ON EMPLOYEE APPOINTMENTS FOR THE PERIOD MAY 14, 2013 TO MAY 14, 2014**

**Motion:** Lincoln moved, seconded by Fach, to approve the employee appointments for the period May 14, 2013 to May 14, 2014 as presented.

**Discussion:** None.

**Roll Call:** AYES: Greene, Kieffer, Lincoln, Bernstein, Fach, Renner  
NAYS: None  
ABSENT: Painter

The motion carried.

City Clerk Hyde swore in Fire Chief Randy Beadle and Assistant Fire Chief Robert Conley.

**13C-0175 – DISCUSSION AND POSSIBLE ACTION ON CHANGING THE LOCATION OF THE GALENA DOG PARK FROM GATEWAY PARK TO CITY PROPERTY ON SOUTH MAIN STREET**

**Motion:** Fach moved, seconded by Greene, to approve changing the location of the Galena Dog Park from Gateway Park to City property on South Main Street.

**Discussion:** Greene questioned if the property was contaminated. Moran advised he was unsure. Moran advised there was contamination where the new pipe ran along the river on the other side of the hill.

**Roll Call:** AYES: Kieffer, Lincoln, Bernstein, Fach, Greene, Renner  
NAYS: None  
ABSENT: Painter

The motion carried.

**13C-0176 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE GALENA DOWNTOWN BUSINESS ASSOCIATION FOR A FESTIVAL PERMIT FOR THE “GALENA UNSIGNED ARTIST MUSIC FESTIVAL” IN DEPOT PARK, AUGUST 23, 24, 25, 2013**

**Motion:** Lincoln moved, seconded by Greene, to approve the request by the Galena Downtown Business Association for a Festival Permit for the Galena Unsigned Artist Music Festival in Depot Park August 23, 24 and 25 2013.

**Discussion:** Bernstein questioned if there were any other events that weekend. She was advised there was nothing in Galena.

Bonnet explained they were taking over Music on Main and changing how it is done. There will be 8 to 12 music artists which will be performing at Depot Park only on the August 24th. They applied as a Flea market to cover all the bases because venders would be selling food, cd's and tee shirts.

**Roll Call:** AYES: Lincoln, Bernstein, Fach, Greene, Kieffer, Renner  
NAYS: None  
ABSENT: Painter

The motion carried.

**13C-0177 – DISCUSSION AND POSSIBLE ACTION ON THE POSSIBILITY OF CONTROLLING THE DEER POPULATION IN THE CITY LIMITS**

**Motion:** Fach moved, seconded by Greene, to postpone item 13C-0177 till next meeting and have a public hearing on this item.

**Discussion:** Bernstein questioned if the alternatives presented in the packet would be presented at the Public Hearing. She was advised they would be.

**Roll Call:** AYES: Bernstein, Fach, Greene, Kieffer, Lincoln, Renner  
NAYS: None  
ABSENT: Painter

The motion carried.

**13C-0178 – DISCUSSION AND POSSIBLE ACTION ON PARTNERING WITH THE COMMUNITY DEVELOPMENT FUND OF GALENA TO EXPLORE THE POSSIBILITY OF A GALENA CANOE AND KAYAK PARK**

**Motion:** Greene moved, seconded by Fach, to approve partnering with the Community Development Fund of Galena to explore the possibility of a Galena Canoe and Kayak Park.

**Discussion:** Lincoln advised no structure could be built in flood plain.

**Roll Call:** AYES: Bernstein, Fach, Greene, Kieffer, Lincoln, Renner  
NAYS: None  
ABSENT: Painter

The motion carried.

**13C-0179 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR THE REPLACEMENT OF THE CITY HALL ROOF**

**Motion:** Fach moved, seconded by Greene, to approve a contract for the replacement of the City Hall roof with Energy Resource Specialist Inc. in the amount not to exceed \$24,000.

**Discussion:** Lincoln wanted to make sure they were registered with the City.

**Roll Call:** AYES: Fach, Greene, Kieffer, Lincoln, Bernstein, Renner  
NAYS: None

ABSENT: Painter

The motion carried.

**13C-0180 – DISCUSSION AND POSSIBLE ACTION ON VARIOUS CONTRACTS FOR CITY HALL RELOCATION PROJECT**

**Motion:** Lincoln moved, seconded by Bernstein, to approve staff to continue to refine costs for the new City Hall.

**Discussion:** Fach thought the cost of the building permit software and audio visual equipment were high and may need to be cut out.

Moran stated that the numbers look big for the building permit software, however, we have had the current system for over 15 years and it needs to be updated.

Greene felt the audio visual is a lot for how many times it is used.

**Roll Call:** AYES: Greene, Kieffer, Lincoln, Bernstein, Fach, Renner  
 NAYS: None  
 ABSENT: Painter

The motion carried.

**13C-0181 – DISCUSSION AND POSSIBLE ACTION ON PURCHASE OF NEW PUBLIC WORKS TRUCK AND RELATED TRUCK EQUIPMENT**

The following bids were received:

New 1-Ton Cab and Chassis			
Dealership	Business Location	Make	Cost
Bird Chevrolet	Dubuque, Iowa	Chevy	\$27,160
Runde Auto Group	East Dubuque, Illinois	Ford	\$28,500

Equipment Costs for New Truck		
Company	Business Location	Cost
Bonnell Industries	Dixon, IL	\$32,452
Henderson Truck Equipment	Manchester, IA	\$27,970
Monroe Truck Equipment	Monroe, WI	\$26,591

**Motion:** Lincoln moved, seconded by Kieffer, to approve the truck bid from Bird Chevrolet for \$27,160 and equipment from Monroe Truck Equipment for \$26,591.

**Discussion:** None.

**Roll Call:** AYES: Kieffer, Lincoln, Bernstein, Fach, Greene, Renner  
 NAYS: None  
 ABSENT: Painter

The motion carried.

**13C-0182 – WARRANTS**

**Motion:** Greene moved, seconded by Fach to approve the Warrants as presented, item 13C-0182 with the addition of following three warrants Wright Express (Murphy Gas) \$1,854.34, Card Center (Visa) \$124.00 and Hasler \$1,000.00.

**Discussion:** Lincoln asked what was the \$1,500 for postage for. Moran advised it was for the mailing of water bills.

Bernstein asked what the \$2,145.00 from Eagle Chemical and Supply was for. Rigdon stated it was for weed killer and that this was a special price on a 55 gallon drum of the spary. The city goes through a lot of it in the summer spraying the brick area, gravel areas and around fences.

**Roll Call:** AYES: Lincoln, Bernstein, Fach, Greene, Kieffer, Renner  
NAYS: None  
ABSENT: Painter

The motion carried.

**13C-0183 – ALDERPERSONS’ COMMENTS**

**Thank Staff** – Bernstein thanked City staff for all the help they gave her before she was elected when she was asking questions about their jobs and how the city ran.

**Patch Holes-** Lincoln asked when the city crew was going to patch holes in the streets. He knows they will get it done but was wondering when.

**Welcome New Council Members-** Lincoln, Greene and Fach welcome the new members to the City Council.

**Glad to Be Here-** Bernstein and Kieffer said they are glad to be on the council.

**13C-0184 – CITY ADMINISTRATOR’S REPORT**

**Special Meeting-** Moran informed the council that there was a special council meeting on Wednesday May 15, 2013 at 6:30 at City Hall for a Tax Abatement Ordinance for the City Bonds.

**Truck Bid-** Moran informed the Council that they did send the bid packet to the local dealer but they forgot to send it back by the 28<sup>th</sup>.

**13C-0185 – MAYOR’S REPORT**

**Welcome-** Mayor Renner welcomed the new council members

**13C-0186 - ADJOURNMENT**

**Motion:** Fach moved, seconded by Lincoln, to adjourn.

**Discussion:** None.

**Roll Call:** AYES: Bernstein, Fach, Greene, Kieffer, Lincoln, Renner  
NAYS: None  
ABSENT: Painter

The motion carried.

The meeting adjourned at 7:36 p.m.

Respectfully submitted,

Craig Albaugh  
Deputy City Clerk

# CITY OF GALENA, ILLINOIS

312 ½ North Main Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: May 8, 2013

RE: Surplus Property Ordinance

A handwritten signature in blue ink, appearing to read "Mark Moran", is positioned to the right of the "DATE:" line.

In order to sell or otherwise dispose of property that the City no longer finds useful, an ordinance must be passed declaring the property "surplus." I am presenting for your consideration an ordinance declaring surplus equipment from the Fire Department. The department recently purchased new SCBA air masks and tanks. They propose to sell the old equipment to the highest bidder following a public advertising period. Other fire departments in Jo Daviess County will be contacted about the availability of the equipment.

I recommend approval of the surplus property ordinance authorizing the sale of the property.

**Ordinance #13-**

**AN ORDINANCE AUTHORIZING THE SALE OF  
MUNICIPALLY OWNED PERSONAL PROPERTY**

---

**WHEREAS** in the opinion of the corporate authorities of the City of Galena, it is no longer necessary or useful to or for the best interest of the City of Galena to retain the following described personal property now owned by it:

1. 22 SCBA air tanks
2. 64 SCBA air masks

**BE IT ORDAINED** by the City Council of the City of Galena, Jo Daviess County, Illinois, as follows:

**SECTION I:** Pursuant to 65 ILCS 5/11-76-4, the corporate authorities find that the personal property listed above and now owned by the City of Galena is no longer useful and the best interest of the City of Galena will be served by its sale.

**SECTION II:** The City Administrator is authorized to sell the items for fair market value to the high bidder through an open market process which may include online advertising. If there are no interested buyers for an item, that item may be donated to another government entity within Jo Daviess County.

**SECTION III:** This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

**SECTION IV:** Passed on this \_\_\_\_\_ day of May, A.D., 2013, in open Council.

**AYES:**

**NAYS:**

---

**TERRY RENNER, MAYOR**

---

**ATTEST: MARY BETH HYDE, CITY CLERK**

# CITY OF GALENA, ILLINOIS

312 ½ North Main Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: May 21, 2013

RE: Fire Inspector Pay

A handwritten signature in black ink, appearing to read "Mark Moran", is positioned to the right of the "FROM:" line.

At the May 13 meeting, Brett Temperly was appointed Fire Inspector. The previous inspector, Mike Simmons, earned \$14.62 per hour after eight years in the position. Fire Chief Randy Beadle and I recommend a starting wage of \$13.50 per hour for Brett Temperly. The Fire Department budget includes a total of \$18,500 for the Fire Inspector pay.

**Refurbishment of Grant Park Gazebo**

**Pricing Options**

5/17/2013  
Adam Johnson Architecture

	<b>Original Bid</b>		<b>Option 1</b>		<b>Option 2</b>
1	\$22,804.00	scrape ceiling not paint removal	(\$3,400.00)		(\$3,400.00)
2	\$10,495.00	replace column bases, not repair	(\$450.00)		(\$450.00)
3	\$12,740.00	less sanding at ceiling	(\$500.00)		(\$500.00)
4	\$7,455.00	keep existing steps	(\$7,455.00)		(\$7,455.00)
5	\$2,500.00		\$0.00	cedar bottom blocks, not mahogany	(\$600.00)
6	\$2,300.00		\$0.00		\$0.00
7	\$2,490.00	no concrete work	(\$2,490.00)		(\$2,490.00)
8	\$2,220.00		\$0.00	no landscaping barrier & turf restoration	(\$2,200.00)
9	\$600.00		\$0.00		\$0.00
	\$63,604.00	<b>Savings</b>	(\$14,295.00)		(\$17,095.00)
		<b>Final Price</b>	\$49,309.00		\$46,509.00

[Print](#) | [Close Window](#)**Subject:** Grant Park Gazebo refurbishment**From:** joshua montgomery <jmont54@yahoo.com>**Date:** Sat, May 11, 2013 9:46 am**To:** "adam@izso.net" <adam@izso.net>

Adam,

1. paint removal: labor to clean ceiling, scrape loose paint, caulk, spackle, and repaint instead of stripping entire ceiling. -- deduct \$3400

2. repair and replace : use new column bases instead of repairing badly deteriorated existing ones. -- deduct \$450

\* i havent received a price on the bases yet. i am looking at a few options. i am getting a price on solid wood ones made of port orford cedar. there are also many high density polycarbonate ones that will not rot. the cost of these bases would then have to be added back to the price.

3. sanding: if ceiling is not entirely stripped --deduct \$500

4. stairs: to just leave the stairs as is and repaint --deduct \$7455

to rebuild stairs as planned and use cedar instead of ACQ (cedar will hold paint much better) --add \$700

to use cedar instead of mahogany for support brackets --deduct \$325

the original price figured for the spindle railing was \$2505 , i believe this could be greatly reduced if we use cedar . i have not received a cost on the spindles in cedar yet, so i do not have the cost savings.

if the spindle railing is eliminated and we just use the steel railing --deduct \$2505

5. bottom blocks: to use cedar instead of mahogany --deduct \$600

6. repair gutter: no change

7. concrete: if existing stairs are used, there would be no need to replace concrete --deduct \$2490

8. landscape barrier, tile turf: no change (tile would have to be mined under existing sidewalk if it remains)

9. misc.: no change

please let me know if you have any questions.

# *Monthly Operations Report*

*Prepared for  
The City Of Galena  
By Jeffery E. Saylor  
Facility Manager*



**AMERICAN WATER**  
**Environmental Management  
Corporation**

*April 2013*

## HIGHLIGHTS OF WATER & WASTEWATER ACTIVITIES

The following is a summary of water and wastewater activities addressed during the month of April 2013.

- There were not any water main breaks in April.
- There were three sewer related problems in April.
- Completed and submitted monthly water (5/08/13) and wastewater (5/14/13) IEPA reports.
- Well #6 was re-chlorinated and samples are getting better but still have not passed
- Re-installed the repaired pump in the Riverside Drive Storm Water Station



*I am leaving the picture of well #6 in the report again this month because we still have not been able to get the bacterial tests to pass two days in a row. We flushed the well with treated water from our system after adding chlorine again and this did not help. We then collected and sent samples to a special laboratory in Kansas to identify the bacteria that we were dealing with so we could formulate a plan to get rid of it. As these samples were on their way to the lab we received a delivery of phosphate from Dan Helm of Water Solutions Company. In discussing our problem he told me of a product that they carried that has had some success in this situation. We will be using this product at the beginning of May and I should know the outcome when I present this report.*

## 2.0 WASTEWATER OPERATIONS

### 2.1 EFFLUENT QUALITY

As indicated in **Table 2.0**, the effluent quality for the Galena South Wastewater Treatment Plant was within NPDES permit parameters for the month of April 2013. The discharge monitoring reports were electronically submitted to IEPA on May 14, 2013.

**Table 2.0**  
**April 2012 Wastewater Effluent Quality**

Parameters	Permit Limits			Monthly results		
	Min	Max	Avg	Min	Max	Avg
Flow, MGD		4.241	1.171	<b>0.423</b>	<b>2.961</b>	<b>1.063</b>
CBOD <sup>5</sup> , mg/l		40	20	<b>1.36</b>	<b>3.86</b>	<b>1.87</b>
CBOD <sup>5</sup> , lbs/day		391	195	<b>5.1</b>	<b>92.3</b>	<b>22.1</b>
TSS, mg/l		45	25	<b>2.8</b>	<b>15.6</b>	<b>5.5</b>
TSS, lbs/day		439	244	<b>13.5</b>	<b>373.0</b>	<b>73.2</b>
Amm. as(N) mg/l		5.4	1.8	<b>&lt;0.2</b>	<b>0.069</b>	<b>0.005</b>
Amm. as(N) lbs/day		191	64	<b>&lt;1.95</b>	<b>1.65</b>	<b>0.13</b>
Fecal Coliform		400			<b>5</b>	
pH, SU	6.0	9.0		<b>7.79</b>	<b>8.26</b>	

### 2.2 COLLECTION SYSTEM OPERATIONS

All lift stations operated properly during the month of April. All lift stations and wet wells were routinely checked for proper operation during the month and all were in good operating condition.

**Table 2.2** indicates the monthly and year-to-date totals for both scheduled and unscheduled sewer main maintenance operations. There were three sewer related calls during the month.

**Table 2.3** highlights sewer related calls responded to during April.

**Table 2.2**  
**Sewer Main Maintenance- April 2013**

Type Of Sewer	Scheduled Cleaning (Linear Ft)		Unscheduled Cleaning (Linear Ft)		Number Of Repairs	
	Month	YTD	Month	YTD	Month	YTD
<b>Sanitary</b>	0	0	0	1100	0	1

**Sewer Back Up Call Outs- April 2012**

Date	Address/Location	Owner Line	City Line	Work Completed
04/13	Gear St (Prospect to Dodge)	X	X	Jetted City Main

04/13	Bench St. (Hwy 20 to Gear)		X	Jetted City Main
4/29/13	Council Hill		X	Jetted Main, Cleaned MH

### 3.0 WATER OPERATIONS

#### 3.1 WATER QUALITY

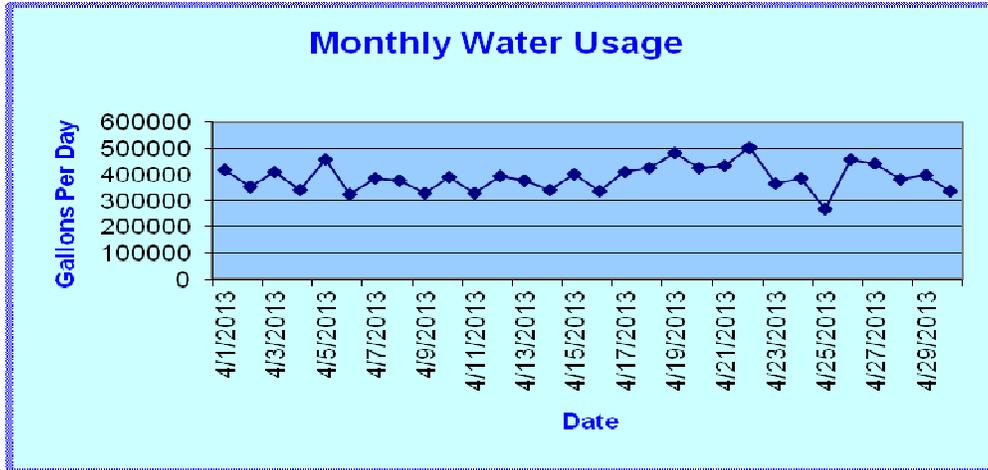
The City of Galena’s monthly fluoride and bacteria water samples were collected and sent to outside laboratories for analysis. All samples were within IEPA and Department of Health water quality standards. Well #6 is still out of service. All wells are checked on a daily basis to assure a clean and adequate potable water supply to City of Galena.

#### 3.2 WATER PRODUCTION

The monthly pumping and water quality data for April 2013 is shown in **Table 3.0**. Total water produced in April was **11,676,000 gallons**. The daily average water produced was **389,200 gallons per day**. Daily water produced is shown in graph below.

**Table 3.0**  
**Water Pumping and Residual Data**

	Well #5	Well #6	Well #7
<b>Total Water Pumped (gal)</b>	<b>10,670,000</b>	<b>0</b>	<b>1,006,000</b>
<b>Daily Avg. Pumped (gal)</b>	<b>355,667</b>	<b>0</b>	<b>33,533</b>
<b>Daily Min. Pumped (gal)</b>	<b>268,000</b>	<b>0</b>	<b>0</b>
<b>Daily Max. Pumped (gal)</b>	<b>434,000</b>	<b>0</b>	<b>73,000</b>
<b>Fluoride IDPH Limits (mg/l)</b>	<b>0.85-1.24</b>	<b>0.85-1.24</b>	<b>0.85-1.24</b>
<b>Fluoride Avg. Results Avg. (mg/l)</b>	<b>1.06</b>		<b>1.14</b>
<b>Chlorine Residual Free Avg. (mg/l)</b>	<b>0.66</b>		<b>0.58</b>



### 3.2 WATER DISTRIBUTION SYSTEM

All routine maintenance was completed for the month of April 2013.

**Table 3.1**  
**Water Main/Service Break Repairs**

Date	Address/Location	City Line	Service Line	Work Completed

### 3.2 WATER LOSS ACCOUNTING

Un-metered water used in the City of Galena equates to lost revenue in water and sewer user fees. Tracking and accounting for the period of March 16, 2013 – April 15, 2013 and accumulated 12 month rolling averages are included in **Table 3.2**. The 12 month rolling average will give a better indication of long term water loss.

**Table 3.2**  
**Un-Accounted Water Loss as of April 15, 2012**

Water Production (Gallons)	Metered Water Billed (Gallons)	Un-Billed Water- (Gallons)	Percent lost Un-Billed Water	Percent lost Minus known but Un-billed Water
11,588,000	8,250,839	3,337,161	<b>28.80%</b>	<b>27.73%</b>
<b>Known but Un-metered Water Used (Estimated in Gallons for April)</b>				
<ul style="list-style-type: none"> <li>• Main Breaks/service leaks before water meter – 0 gallons</li> <li>• Sewer Jetter/Street Sweeper Water/Outside Sales – 0 gallons</li> <li>• Hydrant Use, Fire Department – 80,000 gallons</li> <li>• Hydrant Flushing- 0 gallons</li> <li>• Un-metered/metered City accounts – 44,000 (City Hall, Street Dept., Turner Hall, Grant Park old WWTP, Pool, etc.)</li> </ul>				
<b>12 Month</b>	<b>12 Month</b>	<b>12 Month</b>	<b>12 Month</b>	<b>12 Month Rolling</b>

Water Production (Gallons)	Metered Water Billed (Gallons)	Total Lost Water (Gallons)	Rolling Average Total Lost Water	Average Percent Lost Minus known but Un-metered Water
143,605,000	109,709,777	33,895,223	<b>23.60%</b>	<b>21.02%</b>

## 4.0 MAINTENANCE & REPAIR

All routine and preventative maintenance as specified in EMC’s operating agreement was completed during April. Highlights of scheduled and non-scheduled maintenance projects performed at the City of Galena water & wastewater facilities during the month of April include the following:

**Table 4.0** summarizes monthly JULIE City utility locates requests and YTD from January 1, 2013. **Table 4.1** summarizes maintenance and repair expenditures for the month and for the contract year beginning August 1, 2012.

**Table 4.0**  
**Completed Work Orders**

Work Orders	This Month	Year-To-Date
JULIE Utility City Locates Requests	55	103

**Table 4.1**  
*Monthly Maintenance & Repair Expenditures*

Time Period	Amount Expended	Budget	(Over) Under Spent
April 2013	\$4,412.13	\$6,505.25	\$2,093.12
Contract Year-to-Date	\$42,130.64	\$58,547.25	\$16,416.61

## 5.0 SAFETY *100% Of our Behavior – 100% of the Time*

### 5.1 TRAINING

The mandatory monthly safety webinar was conducted by EMC Corporate safety director Gary Arnold. Gary covered Hazardous Communication. The local training topic was on Ergonomics and Back Safety, presented by Bruce Hoover.

### 5.2 SAFETY INSPECTIONS

The monthly safety audit was conducted on 4/09/13. **Table 5.0** summarizes the facility safety status

**Table 5.0**  
**Facility Safety Summary**

EMC Monthly Audit Safety Rating	Lost Time Accidents April 2013	Days Worked- No Lost Time Accidents	Corrective Action Safety Projects Open
99%	0	3523	0

## 6.0 Managers Comments

We had a request from Southern Illinois University Edwardsville (SIUE) to host an intern from their water and wastewater program. The student needs to complete an internship to graduate and also to gain the experience hours needed to qualify them for the IEPA certification examination. We were chosen by SIUE because the student, Andrew Schuler, is a resident of Galena.

I have been working with corporate American Water to accommodate the request. Because of recent Department of Labor rulings it is not as easy to have an unpaid intern as it was in the past. To avoid potential DOL problems I was able to plead a case to hire Andrew as a part time employee so that he can complete his internship in his hometown. It looks like my request will go through all of the proper approvals and hopefully Andrew Will be able to start May 13<sup>th</sup>.

I would like to welcome the new council members and extend an invitation to tour your facilities that we operate for The City of Galena.

If you ever have questions about your water and wastewater systems feel free to give me a call at the plant (815-777-9315) or on my cell phone (319-239-1087). I can also be reach by email at [jeff.saylor@emcstl.com](mailto:jeff.saylor@emcstl.com)

# CITY OF GALENA, ILLINOIS



## Flea Market, Fair, or Festival

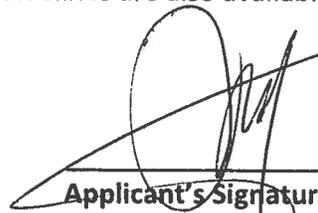
- Flea Market:** A vendor or group of vendors, each being charged a display fee, collected in a single location for a period of not more than 48 consecutive hours.
- Fair:** A gathering for competition, or exhibition of various products, often with amusement and educational displays.
- Festival:** A collection games, activities, sales booths, etc.

## Licensing Requirements

1. All flea markets, fairs, and festivals must be organized and sponsored by a nonprofit organization.
2. Flea market licenses should be limited to the following events:
  - a. The Art Fair
  - b. Country Fair
  - c. Antique Town Rods
  - d. Turner Hall Flea Market
  - e. Coatsworth Flea Market
  - f. Historical Society Ice Cream Social
  - g. Fourth of July Celebration
  - h. Relay for Life
  - i. Other events not to exceed a total of ten per calendar year, including (a) through (g) above.
3. Said Organization shall make application for said flea market or festival at least 30 days in advance of the event. Event license fees must be paid at the time of the application. The application shall include the name of the event coordinator who can be contacted with any questions or problems. Said organization shall be responsible for obtaining all necessary license application paper for all individual vendors at said event within sufficient time to allow the required ten days application period for the vendor. If a majority of vendor license applications are not received in the office of the City Clerk at least ten days previous to the event, said event license shall be revoked, and said event shall not occur. Said revocation shall be subject to hearing as per Code of Ordinance.
4. Event licensing fees shall be **\$50 per day** of said event.
5. License must be conspicuously posted. The approved license for the event must be posted in a conspicuous place at or near the main entrance to the event. Said license shall be in plain view at all time the event is taking place. All vendor permits must be displayed in plain view at each individual vendor's area.

Event Name: CIVIL WAR ENCAMPMENT  
 Event Location: RAILWAY DEPOT + BOTH SIDES OF RIVER  
 Name of organization sponsoring event: TRISTATE HISTORICAL  
 Event Coordinator: MARCEL DIDIER PRESENTATIONS INC  
 Address of Organization: 9650 W. BUCKHILL - GALENA  
 Not for Profit # (copy must be attached): IRS APPROVAL PENDING  
 IL Sales Tax # (copy must be attached): \_\_\_\_\_  
 Articles to be sold: CIVIL WAR SOLDIER GEAR  
CIVIL WAR TRINKETS - SOUVENIRS  
 # of Vendors: TBD # of Lunch Stands: TBD  
 Date of Event: MAX APRIL 25, 26, 27 - 2014  
 Time event begins: FRIDAY NOON Time event ends: SUNDAY 4 PM

A copy of the City of Galena Ordinance (Section 110.36) regulating Flea Markets, Fairs and Festivals can be obtained at City Hall or by visiting our website at [www.cityofgalena.org](http://www.cityofgalena.org). Please take a moment to read and familiarize yourself with these regulations. Non-compliance with any of the provisions of this Ordinance may result in the immediate suspension and/or revocation of your permit and subject you to the penalty provisions contained therein. State Auction guidelines are also available at City Hall.

  
 Applicant's Signature Date  
MRDIDIER@ATT.NET 5/8/2013

City of Galena Use Only

\_\_\_\_\_  
 Mayor's Signature or Designee Date

\_\_\_\_\_  
 Police Chief's Signature or Designee Date

# CITY OF GALENA, ILLINOIS



## Flea Market, Fair, or Festival

- Flea Market:** A vendor or group of vendors, each being charged a display fee, collected in a single location for a period of not more than 48 consecutive hours.
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# GRANT'S TRIUMPHANT RETURN

Event Name: + CIVIL WAR ENCAMPMENT

Event Location: MAIN STREET + RAILWAY DEPOT

Name of organization sponsoring event: TRISTATE HISTORICAL PRESENTATIONS INC

Event Coordinator: MARCEL DIDIER

Address of Organization: 9650 W. BUCK HILL RD - GALENA

Not for Profit # (copy must be attached): IRS APPROVAL PENDING

IL Sales Tax # (copy must be attached): \_\_\_\_\_

Articles to be sold: CIVIL WAR SOLDIER GEAR + TRINKETS  
+ SOUVENIRS

# of Vendors: TBD # of Lunch Stands: TBD

Date of Event: AUG 21-22-23 / 2015

Time event begins: ENCAMPMENT  
FRIDAY NOON Time event ends: SUNDAY 4 PM  
PARADE + MARCH ON MAIN STREET - SAT PM

A copy of the City of Galena Ordinance (Section 110.36) regulating Flea Markets, Fairs and Festivals can be obtained at City Hall or by visiting our website at [www.cityofgalena.org](http://www.cityofgalena.org). Please take a moment to read and familiarize yourself with these regulations. Non-compliance with any of the provisions of this Ordinance may result in the immediate suspension and/or revocation of your permit and subject you to the penalty provisions contained therein. State Auction guidelines are also available at City Hall.

  
Applicant's Signature 5/8/2013  
Date  
MRDIDIER@ATT.NET

### City of Galena Use Only

\_\_\_\_\_  
Mayor's Signature or Designee Date

\_\_\_\_\_  
Police Chief's Signature or Designee Date

**MEMORANDUM**

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator



DATE: May 22, 2013

RE: Stillman Liquor License Request

Some years ago, the Stillman Inn had a restaurant on property and obtained the appropriate Class D liquor license. In recent years, they continued to obtain the Class D license, intended for hotels (25 rooms or more) and restaurants. With the Class D license no longer appropriate for the Stillman Inn, owner Dave Anderson seeks a liquor license that would permit the sale of alcoholic beverages during wedding receptions and similar events at the inn. He submitted the attached proposal to modify the recently enacted Class P license to apply to small inns.

The Class P license was created as a result of a request by Ramada owners, Mike and Linda Scholl, for a liquor license tailored for hotels without permanent bar or restaurant facilities. The Class P license allows a hotel to serve alcoholic beverages at meetings, gatherings, receptions, conventions and special events. The license fee for the Class P is \$625 annually compared to \$1,125 annually for the Class D.

If you are agreeable to the proposal by Mr. Anderson, an amendment to Chapter 111.20 of the Galena Code of Ordinances would be required. The amendment would simply add "small inns" as an eligible business for a Class P license. The ordinance could be prepared for review at the June 10 council meeting.

Please let me know if you have any questions.

Ordinance # 12-\_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 111 “ALCOHOLIC BEVERAGES” OF THE CODE OF ORDINANCES OF THE CITY OF GALENA**

**WHEREAS**, the City of Galena is a municipal corporation operating under the laws of the State of Illinois; and

**WHEREAS**, the City desires to create a new liquor license to permit the sale of alcoholic beverages, for consumption at meetings, gatherings, receptions, conventions and special events, on the premises of a hotel where the hotel does not have a restaurant or bar on the property.

**NOW THEREFORE BE IT ORDAINED** by the City Council of the City of Galena, Jo Daviess County, Illinois, as follows:

**SECTION I:** Chapter 111.20 of the Code of Ordinances shall be amended as follows:

Class "P" license shall authorize the retail sale or delivery of alcoholic liquor for consumption (but not resale in any form) on the premises at meetings, gatherings, receptions, conventions and special events, of a hotel that does not have restaurant or bar facilities. Sales of alcoholic liquor pursuant to this license shall be incidental to the lodging services provided by the hotel. It shall be unlawful for such licensee to sell alcoholic liquor for consumption on or off the premises between the hours of 1:00 a.m. and 6:00 a.m., except New Year's Day, in which case no sales shall not be made between the hours of 2:00 a.m. and 6:00 a.m. The annual license fee for the Class “O” license shall be set by the City Council from time to time.

**SECTION II:** Section 111.22 of the Code of Ordinances shall be amended as follows:

There shall be no more than eight Class “A” licenses issued. There shall be no more than eight Class “B” licenses issued. There shall be no more than two Class “C” licenses issued. There shall be no more than four Class “F” licenses issued. There shall be no more than two Class “H” licenses issued. There shall be no more than two Class “I” licenses issued. **There shall be no more than three Class “J” licenses issued. There shall be no more than two Class “O” licenses issued.** There shall be no limitation on the number of Class “D” licenses or the number of Class “E” licenses issued. There shall be no more than three Class “J” licenses issued.

**SECTION III:** All ordinances or parts of ordinances conflicting with the provisions of this ordinance are hereby repealed.

**SECTION IV:** This ordinance shall be effective on the date of passage.

**SECTION V:** Passed on this \_\_\_\_ day of December, A.D., 2012, in open Council.

**AYES:**

**NAYS:**

---

**TERRY RENNER, MAYOR**

**ATTEST:**

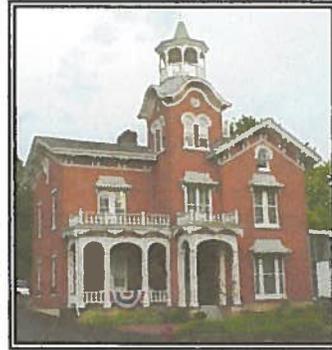
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**MARY BETH HYDE, CITY CLERK**

*Bernadine's*  
**Stillman Inn**

513 Bouthillier St. – Galena, IL 61036  
815 777-0557 Fax 815 777-8097

*Dave & Bernadine Anderson*  
Your Hosts



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

May 8, 2013

City of Galena  
312 ½ Main St.  
Galena, IL 61036

To: Mark Moran, Mayor Renner  
Re: Class P liquor license

To Whom It May Concern,

This letter is in regards to our acquiring a liquor license class P instead of our existing class C.

The Stillman Inn is a bed and breakfast or small inn without a bar and without a restaurant. We only do a few wedding receptions during the year. Approximately 90% of our wedding business consists of small weddings from 2 to 8 people without any reception and without any alcohol being served. The following is a report by year of our contribution to the food and beverage tax to the City of Galena. This shows the actual amount of our wedding receptions where we have served alcohol and food. We are not open to the public.

	% food & Bev Tax paid	Gross Amount
2008	\$160.08	\$16,008
2009	\$32.69	\$3,269
2010	\$18.99	\$1,899
2011	\$92.77	\$9,277
2012	<u>\$67.97</u>	\$6,797
	\$372.50	

Sincerely,

Dave P. Anderson  
Owner/Operator  
Bernadine's Stillman Inn and Galena Wedding Chapel  
815 777-0557

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A  
ANNEXATION AGREEMENT WITH LLOYD GRONNER**

---

**WHEREAS**, it is in the best interests of the City of Galena, Jo Daviess County, Illinois, that a certain annexation agreement with Lloyd Gronner, pertaining to the land described below, be entered into; and

**WHEREAS**, a copy of such agreement is attached hereto and incorporated herein; and

**WHEREAS**, the legal owner of record of the property that is the subject of the annexation agreement are ready, willing and able to enter into that agreement and to perform the obligations as required thereunder; and

**WHEREAS**, the statutory procedures provided in Division 15.1 of Article 11 of the Illinois Compiled Statutes, as amended, 65 ILCS 5/11-15.1, for the execution of the annexation agreement have been fully complied with;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** That the property covered by the Annexation Agreement is described in EXHIBIT A, and

**SECTION 2:** That the Mayor be and is hereby authorized and directed to execute, and the City Clerk is directed to attest, a document known as "Annexation Agreement" (a copy of which is attached hereto and made a part hereof), and

**SECTION 3:** The invalidity of any section part, provision, term or phrase of this Ordinance shall not affect the validity of the remainder hereof, and

**SECTION 4:** All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance shall be repealed to the extent of any such conflict or inconsistency, and

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage; approval and publication as provided by law.

**PASSED AND APPROVED THIS 28 DAY OF MAY, 2013.**

**AYES:**

**NAYS:**

---

**Terry Renner  
Mayor**

**ATTEST:**

---

**Mary Beth Hyde  
City Clerk**

**Prepared by:**

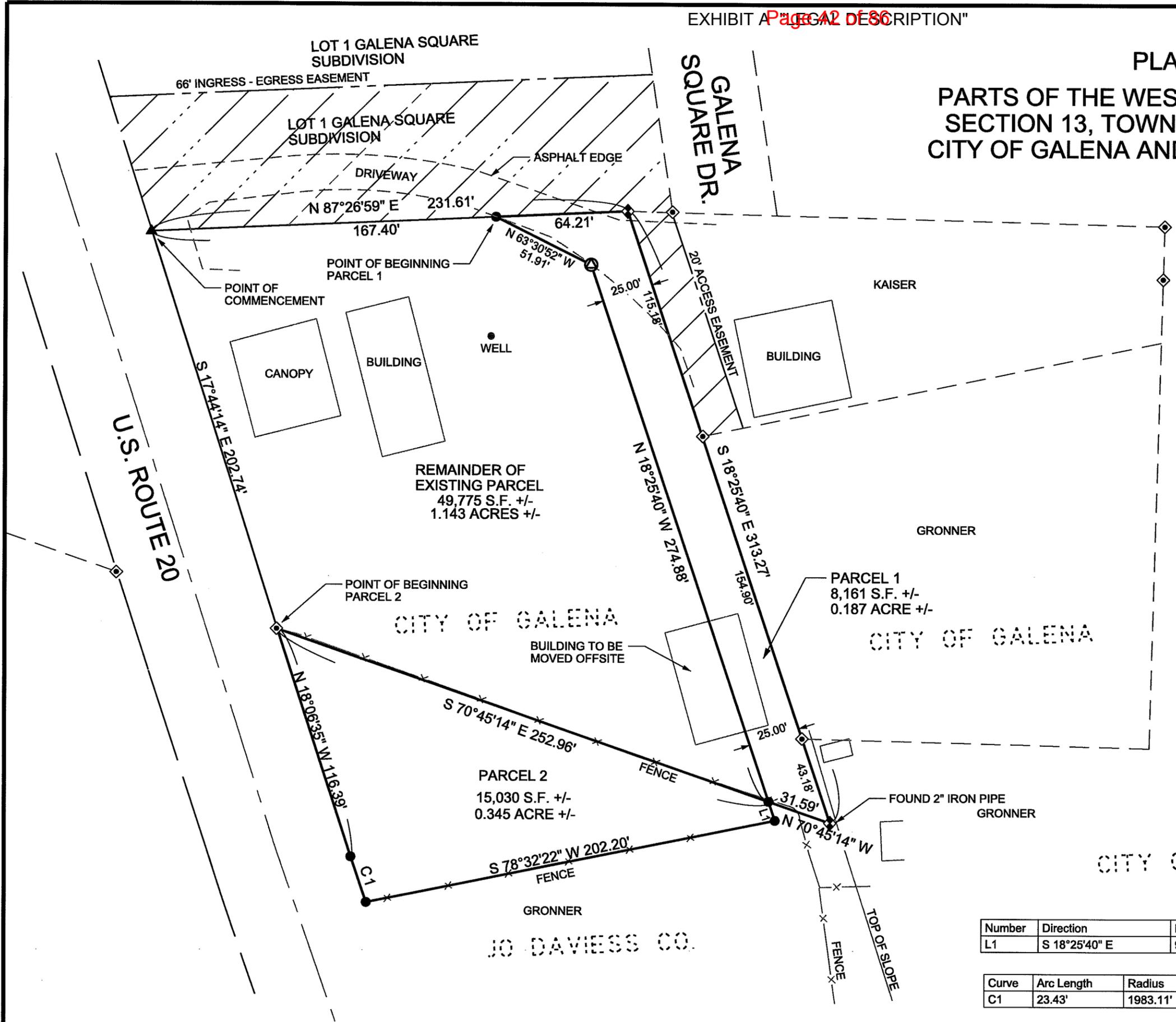
**Joseph Nack  
City Attorney  
312 ½ North Main Street  
Galena, Illinois 61036**

**PLAT OF SURVEY**  
**PARTS OF THE WEST HALF OF THE SW QUARTER OF**  
**SECTION 13, TOWNSHIP 28N, R1W OF THE 4TH P.M.,**  
**CITY OF GALENA AND JO DAVIOESS COUNTY, ILLINOIS**



**LEGEND**

- SET 3/4" IRON ROD W/ YELLOW CAP "MSA PLS 2935"
- ⊙ R.R. SPIKE SET
- ◆ FOUND 1 1/2" IRON PIPE
- ◇ FOUND 3/4" REBAR
- ▲ FOUND P.K. NAIL
- EXISTING PARCEL
- - - ADJOINING PARCEL LINE
- PROPOSED PARCEL LINE
- RIGHT OF WAY LINE
- CENTER LINE
- x-x-x- FENCE
- - - EDGE OF PAVEMENT



Number	Direction	Distance
L1	S 18°25'40" E	9.75'

Curve	Arc Length	Radius	Chord Length	Chord Bearing	Delta Angle
C1	23.43'	1983.11'	23.43'	N 18°49'14" W	00°40'37"

PROJECT NO:	SCALE:	NO.	DATE	REVISION	BY
1482200	1" = 50'				
PROJECT DATE:	DRAWN BY:				
03-13-13	EJS				
CHECKED BY:					
<b>PLOT DATE 041113</b>					

**MSA**  
 TRANSPORTATION • MUNICIPAL  
 DEVELOPMENT • ENVIRONMENTAL  
 9567 US Route 20 West, Suite 104 Galena, IL 61036  
 815-777-9333 1-888-672-0003 Fax: 815-777-3155  
 Web Address: www.msa-ps.com  
 © MSA Professional Services, Inc.

**SPRING STREET SURVEY**  
 PREPARED FOR SAM ROTI  
 1015 SPRING STREET, GALENA, IL

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SURVEYOR'S REPORT

I, Steven J. Schmidt, Illinois Professional Land Surveyor Number 2935 And Land Surveyor for MSA Professional Services, Inc., do hereby state that at the request of and for the exclusive benefit of Mr. Sam Roti, I have made a boundary survey on the ground to the normal standard of care of professional land surveyors practicing in Jo Daviess County, Illinois, of parts of the West Half of the Southwest Quarter of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, Jo Daviess County, Illinois, more particularly described as a result of the present survey as follows:

PARCEL 1 (In the City of Galena)

Commencing at the southwest corner of Lot 1 of Galena Square Subdivision as filed for record in the office of the Recorder of Jo Daviess County, Illinois in Plan Hold C at number 388; thence North 87 degrees 26 minutes 59 seconds East 167.40 feet along the south line of said Lot 1 to the Point of Beginning; thence North 87 degrees 26 minutes 59 seconds East 64.21 feet; thence South 18 degrees 25 minutes 40 seconds East 313.27 feet; thence North 70 degrees 45 minutes 14 seconds West 31.59 feet; thence North 18 degrees 25 minutes 40 seconds West 274.88 feet; thence North 63 degrees 30 minutes 52 seconds West 51.91 feet to the Point of Beginning, containing 8,161 square feet, more or less, all situated in Jo Daviess County, Illinois.

PARCEL 2 (In Jo Daviess County)

Commencing at the southwest corner of Lot 1 of Galena Square Subdivision as filed for record in the office of the Recorder of Jo Daviess County, Illinois in Plan Hold C at number 388; thence South 17 degrees 44 minutes 14 seconds East 202.74 feet along the east right of way line of US Highway 20 to the Point of Beginning; thence South 70 degrees 45 minutes 14 seconds East 252.96 feet; thence South 18 degrees 25 minutes 40 seconds East 9.75 feet; thence South 78 degrees 32 minutes 22 seconds West 202.20 feet to said right of way line; thence northwesterly 23.43 feet along said right of way, being a circular curve to the right having a radius of 1983.11 feet and a chord of 23.43 feet that bears North 18 degrees 49 minutes 14 seconds West; thence North 18 degrees 06 minutes 35 seconds West 116.39 feet along said right of way to the Point of Beginning, containing 15,030 square feet, more or less, all situated in Jo Daviess County, Illinois.

I further state that all distances are given in feet and hundredths of feet.

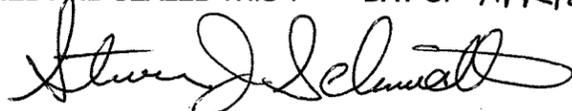
Bearings based on Illinois State Plane Coordinates, NAD83, West Zone 1202.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

SIGNED AND SEALED THIS 11<sup>TH</sup> DAY OF APRIL, 2013.



STEVEN J. SCHMIDT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2935  
DATE OF LICENSE EXPIRATION: NOV. 30, 2014



PROJECT NO.: 14832000	SCALE: 1" = 60'	NO.	DATE	REVISION	BY
PROJECT DATE: 03-13-13	DRAWN BY: EJS				
CHECKED BY:					
PLOT DATE 041113					
Professional Design Firm License No. 184-000465 Expires: 04/30/2016					

**MSA**  
PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL

8567 US Route 20 West, Suite 104 Galena, IL 61036  
815-777-9333 1-800-672-0003 Fax: 815-777-3155  
Web Address: www.msa-ps.com  
© MSA Professional Services, Inc.

SPRING STREET SURVEY  
PREPARED FOR SAM ROTI  
1015 SPRING STREET, GALENA, IL

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# **ANNEXATION AGREEMENT**

**THIS AGREEMENT** is made on or as of the \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between the **CITY OF GALENA, an Illinois Municipal Corporation** (the “City”) and **Lloyd Gronner, or his grantees, heirs, successors or assigns**, (the “Owner”).

## **RECITALS**

A. The Owner holds title to or have an interest in the Property hereinafter more particularly described in “Exhibit A.”

B. Section 11-15.1-1 of the Illinois Municipal Code authorizes municipalities to enter into annexation agreements providing for the annexation of certain property upon the property becoming contiguous to the municipality and further states that lack of contiguity to the municipality of the property that is the subject of an annexation agreement does not affect the validity of an agreement.

C. Section 11-15.1-2.1 of the Illinois Municipal Code provides that the property that is the subject of an annexation agreement adopted under Division 15.1 is subject to the ordinances, control and jurisdiction of the annexing municipality in all respects, the same as property that lies within the annexing municipality’s corporate limits.

D. Owner proposes to enter into an annexation agreement with the City for the Property and rezone the Property to the General Commercial District pursuant to

authority granted by the City of Galena Zoning Board of Appeals and the Galena City Council.

E. On May 8, 2013, after duly published notice, the Zoning Board of Appeals of the City conducted a public hearing on Owner's request for a rezoning from the Limited Agricultural district to the General Commercial District. Upon adjournment of the public hearing, the Zoning Board of Appeals of the City made a recommendation regarding the rezoning to the City Council of the City in the manner provided by law.

F. On May 28, 2013, after duly published notice, the City Council of the City conducted a public hearing on this Agreement in accordance with applicable law.

G. Performance by both the Owner and the City of their respective obligations under this Agreement is critical to the health, safety and welfare of the general public, and to the enjoyment and use of property located in the vicinity of the Property.

**NOW, THEREFORE,** in consideration of the foregoing recitals and in consideration of the mutual covenants and agreements hereinafter set forth, the City and the Owner agree as follows:

## **ARTICLE I**

### **INCORPORATION OF RECITALS AND EXHIBITS**

1.1 **Incorporation of Recitals.** The recitals herein above set forth are incorporated into and made a part of this Agreement.

1.2 **Incorporation of Exhibits.** The exhibits attached hereto are incorporated into and made a part of this Agreement.

## **ARTICLE II**

### **DEFINITIONS**

2.1 **Definitions.** As used in this Agreement, the following terms shall have the meaning set forth opposite each of them except where the use or context clearly indicates that a different meaning is intended:

2.1.1 **“Agreement”** or **“this Agreement”** shall mean this Annexation Agreement between the City and the Owner.

2.1.2 **“City”** means the City of Galena, a municipal corporation organized and existing under the laws of the State of Illinois and located in Jo Daviess County, Illinois.

2.1.3 **“County”** means the County of Jo Daviess in the State of Illinois.

2.1.4 **“Owner”** means Lloyd Gronner, or his grantees, heirs, successors or assigns.

2.1.5 **“Property”** means the real property legally described on “Exhibit A” and consisting of 0.345 acres.

2.1.6 **“Zoning Code”** means the City of Galena Zoning Ordinance found at Chapter 154 of the City Code of the City.

## **ARTICLE III**

### **ANNEXATION AND ZONING OF THE PROPERTY**

3.1 **Annexation of the Property.** Within thirty (30) days after the execution of this Agreement, the City shall, subject to the terms and conditions of this Agreement, do all things necessary or appropriate to cause the Property to be annexed to the City and to comply with the provisions of this Agreement. In particular and without limitation, the City shall pass and approve an ordinance annexing the Property to the City, and prepare and serve any notices as may be required for any township road district, fire protection district or library district, as appropriate. The City shall record as necessary the ordinance annexing the Property and record or file any other documents as may be necessary to effectuate the terms of this Agreement.

3.2 **Adoption of Ordinances Addressing Zoning Matters.** No later than thirty (30) days after the adoption of this Agreement, the City shall, subject to the terms and conditions of this Agreement, do all things necessary or appropriate to cause the City to adopt an ordinance for the purpose of establishing the zoning of the Property and parts thereof, being General Commercial District zoning.

3.3 **Use of the Property Prior to Annexation.** Until the City annexes the Property as provided in Section 3.3 of this Agreement, the City and Owner agree that the Property may be used in accordance with and consistent with the terms of this

Agreement and with all ordinances of the City regarding such development in place at the time of the execution of this Agreement.

## **ARTICLE IV**

### **ZONING**

4.1 **Zoning**. The City shall enact such ordinances, adopt such resolutions and take such other actions as are necessary to zone the Property with a General Commercial District zoning.

4.2 **Highway Corridor Overlay Compliance**. Prior to the issuance of any City building permit for new construction, the Owner shall comply with the provisions of the Highway Corridor Overlay District as found in Zoning Code Section 154.303 for those portions of the Property to which the Corridor District applies. According to Section 154.922, a Non-Administrative Highway 20 Development permit shall be required. As a condition to the issuance of a permit in said District by the City, Owner shall be required to submit plans and obtain approval or waiver from the City with respect to the following: (a) the location of each proposed structure on the site, the number of stories and height thereof, gross floor area, and the location of entrances and exits to buildings; (b) the dimension and capacities of parking and loading areas, and the character and location of illumination facilities and landscaping for same shown on a dimensional drawing; and (c) the location and height of all walls, fences and screen plantings, landscaping and buffer areas. City approval or waiver of the aforesaid after review by the Zoning Board of Appeals and approval by the City Council shall not be unreasonably withheld.

4.3 **Screening**. Pursuant to Zoning Code Section 154.301 and Section 154.923, Owner shall be required to provide City with the proposed location and screening of all onsite facilities for refuse collection, loading areas, outdoor storage areas and HVAC or other utility equipment prior to the issuance of a building permit for the construction of any new such improvements on the Property.

4.4 **Site Plans**. Consistent with City of Galena Zoning Ordinance Section 154.914, site plans shall be submitted to the Zoning Administrator and shall be reviewed and, if in compliance with City ordinances and this Agreement, approved by the City pursuant to the provisions found in Zoning Code Section 154.134 of the Galena Zoning Ordinance.

4.5 **Materials to be Used**. All new buildings shall be erected on the Property using a façade of brick, stone, brick veneer, stucco, wood or other similar materials, all subject to approval by the City.

4.6 **Permits**. Prior to commencing construction of any buildings, Owner shall at their sole cost and expense acquire any and all licenses or permits which may be required by applicable local ordinances of the City, as well as may be required by all county, state or federal statutes or regulations.

## **ARTICLE V**

### **CODES AND ORDINANCES; FEES**

5.1 Except where specifically limited or reserved by this Agreement, to the extent of any conflict, ambiguity or inconsistency between the terms, provisions or standards contained in this Agreement and the terms, provisions or standards, either presently existing or hereafter adopted, by the City of Galena Code of Ordinances, the City of Galena Zoning Ordinance, the City of Galena Storm Water Detention Ordinance, and the City of Galena Subdivision Ordinance, or any other City code, ordinance or regulation, the terms, provisions and standards of this Agreement shall control and govern during the term of this Agreement. Notwithstanding the foregoing, if any City code, ordinance or regulation is hereafter adopted, amended or interpreted so as to be less restrictive upon the Owner with respect to the development of the Property, than is the case under the existing law, then at the option of the Owner, such less restrictive amendment or interpretation shall control during the term of this Agreement.

5.2 No fee or charge of any description shall be imposed upon the Owner or upon the development and use of the Property, unless, as of the date of this Agreement, such fee or charge is in existence and being collected by the City on a uniform basis from all Owner, users and developers of property within the City.

## **ARTICLE VI**

### **SANITARY SEWER SERVICE**

6.1 The City represents and warrants that it owns, operates and maintains a sanitary sewage collection, treatment and disposal system within its borders, but not contiguous to or abutting the Property or the adjacent property which is the site of a now closed gas station. Any building or facility on the Property that is required by the building code to have sanitary sewer facilities shall be connected to the public sewer system. Once a building or facility is connected to the public sewer system, it shall not be permitted to utilize septic treatment or other alternative treatment or containment systems. At such time that a connection to the public sewer is requested by the Owner, the Owner shall provide, at the sole cost and expense of the Owner, a study by a professional engineer, approved by the City prior to the commencement of work to perform the study, which clearly demonstrates the capacity of the existing sanitary system to serve the expected needs of Owner, including all necessary lift stations and back-up power supplies. Said study shall also identify and design requirements for the installation of all connecting mains, etc. to the existing City sewer system and any required system of mains within the Property for a fully functioning system to serve the sanitation sewer needs of the Property as developed. Any necessary upgrades of the system identified by said engineering study, including any infrastructure to be located outside of the Property, and including but not limited to, pipes, valves, lift stations, pumps, treatment facilities, SCADA, etc., shall be completed at the sole cost and expense of Owner prior to the City authorizing the Owner to connect to the system. Prior to the issuance of any construction or other permits related to any development of

the Property, an Illinois Environmental Protection Agency permit must be obtained, if applicable, at the sole cost and expense of the Owner. The City does not warrant, guarantee or agree that the sanitary sewer system owned and operated by the City has sufficient capacity or functionality to serve the Property or any development thereof. Furthermore, the City shall not reserve any sewerage capacity for the Property until such time that the City issues construction permits for the construction of the sanitary sewer system for the Property in accordance with this paragraph.

6.2 Subject to the limitations set forth herein, the Owner shall have the right to connect to and use such sanitary sewer system and mains. Prior to the issuance of any building permits, Owner shall pay to the City all permit, tap-on and inspection fees based on the fee schedule in place at the time of permit application.

6.3 The Owner shall be responsible for obtaining any and all permissions, easements, or property necessary to install the sanitary sewer system needed to serve the Property. The City does not guarantee sufficient public right-of-way or public property to install sanitary sewer service outside of the Property. Any and all costs incurred by the City in assisting Owner in obtaining permits, easements, completion of the engineering study and any other assistance including, but not limited to City staff time, additional engineering and other professional costs as well as reasonable attorney fees, all as reasonably identified by the City, shall be reimbursed in full to the City by Owner prior to authorization to connect either to the existing sewer system or any extension or expansion thereof accomplished by Owner or the City pursuant to the terms of this Agreement. City shall without cost to the City and to the extent reasonably possible, assist Owner/Developers in procuring easements or acquiring property

interests necessary to extend the sanitary sewer from its current terminus to the boundary of the Property in order to effect the provision of sanitary service to the Property. All such work will be done in accordance with plans provided in said engineering study and approved by the City Engineer.

6.4 Owner acknowledge and agree that should a new sanitary lift station(s) be required to serve the Property, a generator sufficient to provide the back-up power necessary to assure ongoing operation of the lift station and sewer system used to serve the Property shall be provided at the sole cost and expense of Owner. In addition, Owner acknowledge and agree that a SCADA system interface must be provided with the lift station at the sole cost and expense of the Owner.

## **ARTICLE VII**

### **POTABLE WATER SERVICE**

7.1 The City represents and warrants that it owns, operates and maintains a potable water supply and distribution system within its borders, but not contiguous to the Property. Any building or facility on the Property that is required by the building code to have potable water service shall be connected to the City of Galena public water system. Once a building or facility is connected to the public water system, it shall not be permitted to utilize a well for its potable water supply. Owner shall provide, at the sole cost and expense of Owner, a study by a professional engineer, approved by the City prior to the commencement of work to perform the study, which clearly demonstrates the capacity and pressure of the existing potable water system to serve the expected needs of Owner, including all booster pumps, wells and storage. Said

study shall also identify and design requirements for the installation of all connecting mains, etc. to the existing City potable water system and any required system of mains within the Property for a fully functioning system to serve the potable water needs of the Property as developed. Any necessary upgrades of the system identified by said engineering study, including any infrastructure to be located outside of the Property, and including but not limited to any pipes, valves, hydrants, pressure stations, towers, public wells, SCADA, etc., shall be completed at the sole cost and expense of the Owner prior to the City authorizing the Owner to connect to the system. Prior to the issuance of any construction or other permits related to the use or development of the Property, an Illinois Environmental Protection Agency permit must be obtained at the sole cost and expense of the Owner. The City does not warrant, guarantee or agree that the potable water system owned and operated by the City has sufficient capacity or functionality to serve the Property, the current uses, or any development thereof. Furthermore, the City shall not reserve any potable water capacity for the Property until such time that the City issues construction permits for the construction of the water sewer system for the Property in accordance with this paragraph.

7.2 Subject to the limitations set forth herein, the Owner shall have the right to connect to and use such potable water supply system. Prior to the issuance of any building permits, Owner shall pay to the City all permit, tap-on and inspection fees based on the fee schedule in place at the time of permit application.

7.3 The Owner shall be responsible for obtaining any and all permissions, easements, or property necessary to install the potable water system needed to serve the Property. The City does not guarantee sufficient public right-of-way or public

property to install water service outside of the Property. Any and all costs incurred by the City in assisting Owner in obtaining permits, easements, completion of the engineering study and any other assistance including, but not limited to City staff time, additional engineering and other professional costs as well as reasonable attorney fees, all as reasonably identified by the City, shall be reimbursed in full to the City by Owner prior to authorization to connect either to the existing potable water system or any extension or expansion thereof accomplished by Owner or the City pursuant to the terms of this Agreement. Such action to complete such extension of the potable water main or mains shall be taken no later than the date water service is required for occupancy of the improvements to be serviced by said water main extension. City shall, without cost to the City and to the extent reasonably possible, assist Owner in procuring easements or acquiring property interests necessary to extend the potable water from its current terminus to the boundary of the Property in order to effect the provision of potable water service to the Property. All such work will be done in accordance with plans provided in said engineering study and approved by the City Engineer. Water within the Property shall be extended only with Illinois Environmental Protection Agency approval, as applicable, and only pursuant to permits from the City.

## **ARTICLE XIII**

### **STORM DRAINAGE**

8.1 In the event new buildings are constructed on the Property, Owner shall be responsible for providing all necessary storm sewers, detention systems and compensatory storage in compliance with the City of Galena Storm Water Detention

Ordinance as amended, the existing City of Galena Flood Plain Ordinance and all other applicable laws and regulations, as modified or amended pursuant to the terms of this Agreement.

## **ARTICLE IX**

### **OTHER REQUIREMENTS REGARDING INFRASTRUCTURE**

9.1 All public infrastructure including, but not limited to, sanitary sewer system, potable water system, storm drainage system and streets shall be installed on the Property consistent with all City ordinances, specifications, rules, regulations and the terms of this Agreement and same shall be subject to inspection and testing by appropriate officials of the City prior to the required dedication to and acceptance of same by the City. All costs and expenses of such testing and inspections to facilitate City approval and acceptance thereof shall be paid by Owner.

9.2 Prior to taking any action with regard to installation of any such public infrastructure systems, Owner shall provide at least twenty-four (24) hour advance notice to the City that such work is about to commence. Failure to provide such notice prior to the beginning of any such work shall be a breach of this Agreement and shall subject the Owner to possible stop work order(s) of a temporary or permanent nature as the City may determine to be appropriate under the circumstance.

9.3 Owner acknowledge and agree that no public infrastructure shall be approved or accepted by the City nor will any building permits be issued without the delivery to the City by Owner of "As Built" plans and/or drawings of all such public infrastructure installations in both paper and electronic form compatible with the Jo

Daviess County Geographic Information System (GIS) or any similar system used by Jo Daviess County at the time of submission of same.

9.5 Prior to acceptance of any dedication of any public infrastructure by the City, Owner shall provide to the City copies of all recorded easements needed for such public infrastructure. Owner agree that all such easements shall not be created nor recorded without prior City Attorney acceptance and approval of the language, terms and descriptions set forth therein. All such easements shall reference that maintenance and repairs of said public infrastructure shall be completed by Owner prior to acceptance of same by the City under the terms of this Agreement.

9.6 Owner shall warrant all infrastructure accepted by the City for a period of one year commencing on the date of acceptance of the infrastructure by ordinance. During the warranty period, Owner shall be responsible for all repairs necessary to maintain the public infrastructure free from defects or damage and in the same condition as at the date of acceptance.

## **ARTICLE X**

### **BUILDING PERMITS**

10.1 It is agreed that the City will not issue building permits for any redevelopment of the subject area unless and until City staff has completed all approvals as set forth above as well as approval of the site plan consistent with zoning of the Property and the requirements as imposed upon Owner pursuant to this Agreement and any amendment thereto. Such plan or plans shall conform to the requirements of the Galena Zoning Ordinance and the municipal codes applicable at the

date of this Agreement. Such plan or plans, when submitted, shall be promptly considered by City staff and, if necessary, by the Galena Zoning Board of Appeals, the Zoning Administrator and/or the City Council, as the case may be. Owner/Developers shall pay all building permit fees required of properties located within the municipal limits at the time of application therefore.

## **ARTICLE XI**

### **TERM**

11.1 This Agreement shall be binding upon the parties and their respective grantees, heirs, successors and assigns for twenty (20) years, commencing as of the date hereof, and for such further term as may hereinafter be authorized by statute and by City ordinance. If any of the terms of this Agreement, or the annexation or zoning of the Property, is challenged in any court proceeding, then, to the extent permitted by law, the period of time during which such litigation is pending shall be included in calculating said twenty (20) year period.

## **ARTICLE XII**

### **PERFORMANCE BOND**

12.1 A bond shall be required prior to the issuance of any permits for the construction of infrastructure intended to be dedicated to the City upon completion. To assure performance and completion of the terms and conditions of this Agreement and all construction and other commitments made by Owner under the terms of this agreement, Owner shall provide to the City a Performance Bond either in cash or through a bank or an insurance carrier acceptable to the City in an amount to be

determined by City to cover 100 percent of the cost of installing all public infrastructure. Said bond shall be in the name of the City, due within sixty (60) days of approval of the Final Planned Unit Development Plan, and shall authorize the City to use said funds if Owner were to fail to perform under the terms of this Agreement. Failure to perform shall be identified as follows:

1. The infrastructure is incomplete or deficient as required under this Agreement and the various applicable ordinances of the City; and
2. The work on any permitted phase of said infrastructure has ceased for more than twelve (12) months or the work on any permitted phase of infrastructure is incomplete twenty-four (24) months after the date the permit(s) was issued for said construction, and
3. The City has provided sixty (60) days written notice to Owner of the existence of such stoppage or deficiencies, or
4. The Owner is unable or unwilling to complete the public infrastructure to satisfy City requirements or has failed to otherwise comply with the terms of this Agreement.

The City shall be authorized to collect and use said bond proceeds, at the sole discretion of the City, acting in good faith, unless Owner/Developers obtain an Order of a court of competent jurisdiction stopping such use. The language of and the provider of any such bond shall be agreed by the parties prior to the issuance of any construction permits by the City.

## **ARTICLE XIII**

### **GENERAL PROVISIONS**

13.1 **Breach and Opportunity to Cure.** Before any failure of any party to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify in writing the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance is completed to the reasonable satisfaction of the complaining party within thirty (30) days after receipt of such notice, or in the case of a failure which by its nature takes in excess of thirty (30) days to cure, such longer period of time as may be reasonably necessary to cure the same provided that the curing party is pursuing said cure with due diligence.

13.2 **Enforcement.** The terms and conditions of this Agreement shall be specifically enforceable by the parties hereto. In the event of litigation initiated by either party for the purpose of seeking enforcement of this Agreement, the Court shall award reasonable attorneys fees and costs to the prevailing party, whether such fees are incurred for purposes of negotiation, trial or appellate practice. A party will be deemed to have prevailed if it obtains a judgment or settlement which substantially provides the relief sought by such party as determined by the Court.

13.3 **Amendment.** This Agreement and any exhibits attached hereto may be amended only by the mutual consent of the parties including in the case of the City, by the adoption of an ordinance or resolution of the City approving said amendment as provided by law, and by the execution of said amendment by the parties or their successors in interest. Any language of this section which is inconsistent with Illinois law

at the time such language is being construed regarding amendment of annexation agreements is hereby agreed by the parties as void.

13.4 **No Other Agreements.** Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions relative to the subject matter hereof and fully integrates the agreement of the parties.

13.5 **Binding on Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective grantees, heirs, successors and permitted assigns.

13.6 **Consent.** Except as otherwise provided herein, whenever consent or approval of either party is required, such consent or approval shall not be unreasonably withheld or unduly delayed.

13.7 **Paragraph Headings.** Paragraph headings and references are for the convenience of the parties and are not intended to limit, vary, define or expand the terms and provisions contained in this Agreement and shall not be used to interpret or construe the terms and provisions of this Agreement.

13.8 **Severability.** If any provision, covenant or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement (and to that end, any provisions, covenants or portion of this Agreement are declared to be severable).

13.9 **Applicable Law.** This Agreement shall be construed in accordance with the laws and decisions of the State of Illinois.

13.10 **Notices.** All notices herein shall be in writing and shall be deemed to be effective as of the date of actual delivery if by personal delivery or as of the third day from and including the day of posting if mailed by certified or registered mail return receipt requested with postage prepaid:

To the City: City of Galena  
Attention: City Administrator  
312-1/2 N. Main Street  
Galena, IL 61036

with a copy to: City Attorney  
312-1/2 Main Street  
Galena, IL 61036

To Owner: Lloyd Gronner  
1007 Spring Street  
Galena, IL 61036

with copy to: Sam Roti  
3935 North Council Hill Road  
Galena, Illinois 61036

or to such replacement parties as may from time to time be identified by written notice.

13.11 **Mutual Assistance.** Subject to provisions of this Agreement requiring payment for or reimbursement to the City for costs by Owner, the City and Owner shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms, including, without limitation, the giving of such notices, the holding of such public hearings, the enactment by the City of such resolutions and ordinances and the taking of such other actions as may be necessary to enable the City's and Owner compliance with the terms

and provisions of this Agreement and as may be necessary to give effect to the terms and objectives of this Agreement and the intentions of the parties as reflected by said terms. This process shall proceed in a manner where there shall be no costs to the City.

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STATE OF ILLINOIS     )  
                                  ) ss.  
JO DAVIESS COUNTY     )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Do Hereby Certify that **LLOYD GRONNER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

PREPARED BY AND RETURN TO:

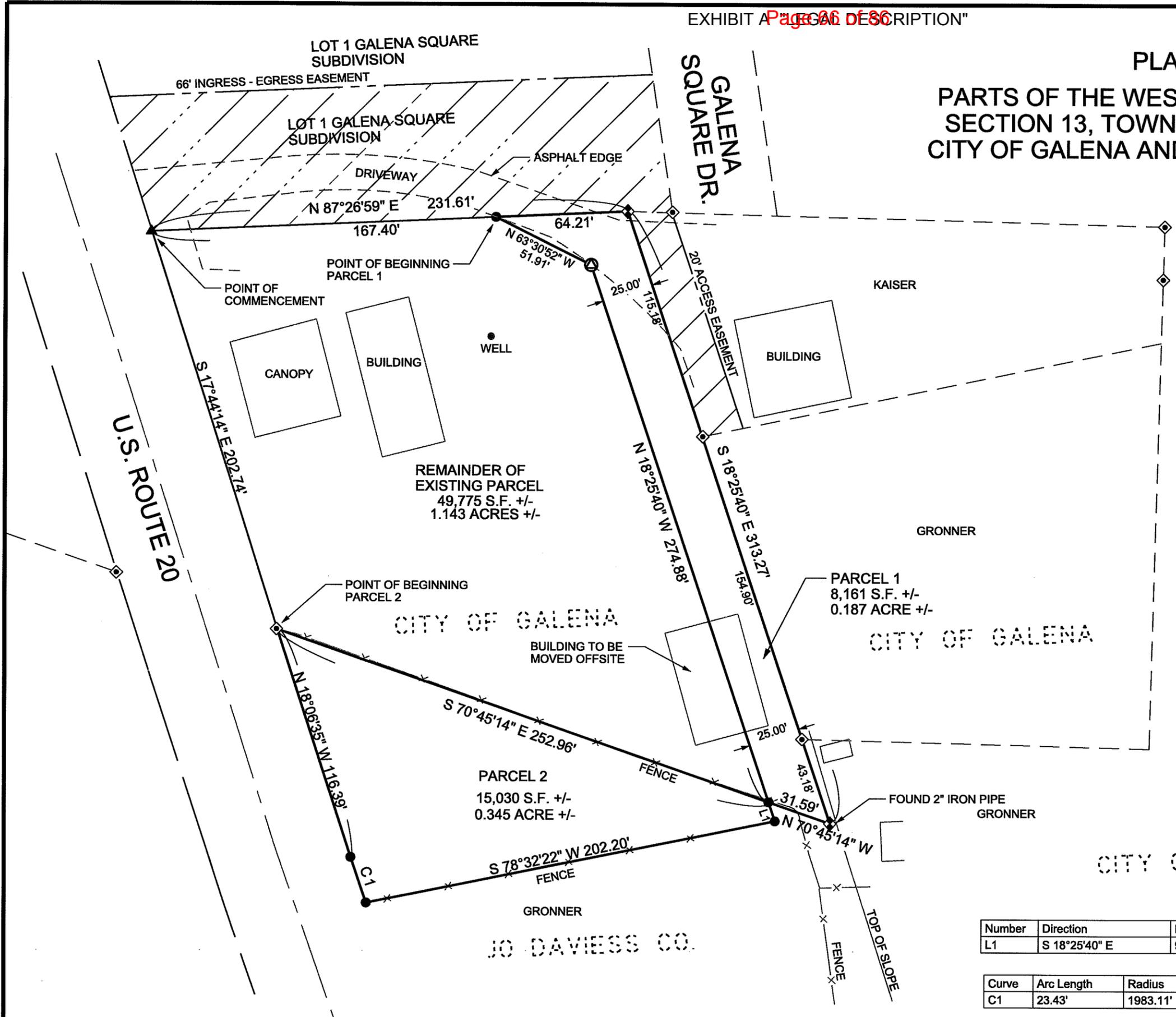
Joseph Nack  
City Attorney  
City of Galena  
312 ½ North Main Street  
Galena, IL 61036  
815/777-1050

PLAT OF SURVEY  
PARTS OF THE WEST HALF OF THE SW QUARTER OF SECTION 13, TOWNSHIP 28N, R1W OF THE 4TH P.M., CITY OF GALENA AND JO DAVIOESS COUNTY, ILLINOIS



LEGEND

- SET 3/4" IRON ROD W/ YELLOW CAP "MSA PLS 2935"
- ⊙ R.R. SPIKE SET
- ◆ FOUND 1 1/2" IRON PIPE
- ◇ FOUND 3/4" REBAR
- ▲ FOUND P.K. NAIL
- EXISTING PARCEL
- - - ADJOINING PARCEL LINE
- PROPOSED PARCEL LINE
- RIGHT OF WAY LINE
- CENTER LINE
- x-x-x- FENCE
- - - EDGE OF PAVEMENT



Number	Direction	Distance
L1	S 18°25'40" E	9.75'

Curve	Arc Length	Radius	Chord Length	Chord Bearing	Delta Angle
C1	23.43'	1983.11'	23.43'	N 18°49'14" W	00°40'37"

PROJECT NO: 1482200	SCALE: 1" = 50'	NO.	DATE	REVISION	BY
PROJECT DATE: 03-13-13	DRAWN BY: EJS				
CHECKED BY:					
PLOT DATE 041113					
Professional Design Firm License No. 194-000045 Expire: 04/30/2015					

**MSA**  
TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL  
9567 US Route 20 West, Suite 104 Galena, IL 61036  
815-777-9333 1-888-672-0003 Fax: 815-777-3155  
Web Address: www.msa-ps.com  
© MSA Professional Services, Inc.

model.dgn 4/11/2013 3:54:07 PM sschmid

SURVEYOR'S REPORT

I, Steven J. Schmidt, Illinois Professional Land Surveyor Number 2935 And Land Surveyor for MSA Professional Services, Inc., do hereby state that at the request of and for the exclusive benefit of Mr. Sam Roti, I have made a boundary survey on the ground to the normal standard of care of professional land surveyors practicing in Jo Daviess County, Illinois, of parts of the West Half of the Southwest Quarter of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, Jo Daviess County, Illinois, more particularly described as a result of the present survey as follows:

PARCEL 1 (In the City of Galena)

Commencing at the southwest corner of Lot 1 of Galena Square Subdivision as filed for record in the office of the Recorder of Jo Daviess County, Illinois in Plan Hold C at number 388; thence North 87 degrees 26 minutes 59 seconds East 167.40 feet along the south line of said Lot 1 to the Point of Beginning; thence North 87 degrees 26 minutes 59 seconds East 64.21 feet; thence South 18 degrees 25 minutes 40 seconds East 313.27 feet; thence North 70 degrees 45 minutes 14 seconds West 31.59 feet; thence North 18 degrees 25 minutes 40 seconds West 274.88 feet; thence North 63 degrees 30 minutes 52 seconds West 51.91 feet to the Point of Beginning, containing 8,161 square feet, more or less, all situated in Jo Daviess County, Illinois.

PARCEL 2 (In Jo Daviess County)

Commencing at the southwest corner of Lot 1 of Galena Square Subdivision as filed for record in the office of the Recorder of Jo Daviess County, Illinois in Plan Hold C at number 388; thence South 17 degrees 44 minutes 14 seconds East 202.74 feet along the east right of way line of US Highway 20 to the Point of Beginning; thence South 70 degrees 45 minutes 14 seconds East 252.96 feet; thence South 18 degrees 25 minutes 40 seconds East 9.75 feet; thence South 78 degrees 32 minutes 22 seconds West 202.20 feet to said right of way line; thence northwesterly 23.43 feet along said right of way, being a circular curve to the right having a radius of 1983.11 feet and a chord of 23.43 feet that bears North 18 degrees 49 minutes 14 seconds West; thence North 18 degrees 06 minutes 35 seconds West 116.39 feet along said right of way to the Point of Beginning, containing 15,030 square feet, more or less, all situated in Jo Daviess County, Illinois.

I further state that all distances are given in feet and hundredths of feet.

Bearings based on Illinois State Plane Coordinates, NAD83, West Zone 1202.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

SIGNED AND SEALED THIS 11<sup>TH</sup> DAY OF APRIL, 2013.

*Steven J. Schmidt*

STEVEN J. SCHMIDT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2935  
DATE OF LICENSE EXPIRATION: NOV. 30, 2014



PROJECT NO.: 14832000	SCALE: 1" = 60'	NO.	DATE	REVISION	BY
PROJECT DATE: 03-13-13	DRAWN BY: EJS				
CHECKED BY:					
PLOT DATE 041113					
Professional Design Firm License No. 184-000465 Expires: 04/30/2016					

**MSA**  
PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL

8567 US Route 20 West, Suite 104 Galena, IL 61036  
815-777-9333 1-888-672-0003 Fax: 815-777-3155  
Web Address: www.msa-ps.com  
© MSA Professional Services, Inc.

SPRING STREET SURVEY  
PREPARED FOR SAM ROTI  
1015 SPRING STREET, GALENA, IL

FILE NO.  
G-374W  
SHEET  
2 OF 2

**MEMO**

To: The Zoning Board of Appeals

From: Nate Kieffer, Zoning Administrator

Date: May 8, 2013

RE: Cal. No. 13A-01, Applicant: Sam Roti – 412 Spring St., Galena, IL 61036. Owner: Lloyd Gronner – 1009 Spring St., Galena, IL 61036. Location: Part of the West Half of the SW ¼ Section 13, T28N, R1W, City of Galena, being immediately south of the property at 1015 Spring Street, Galena, IL. Request for Map Amendment to rezone approximately 0.345 acres from Jo Daviess County Agricultural (AG) District to the City of Galena General Commercial (GC) District. This request is made in conjunction with a petition for annexation.

**Summary:**

The applicant is requesting to rezone 0.345 acres of Jo Daviess County AG property to the City of Galena GC zoning district in order to expand the lot area of the property at 1015 Spring Street (formerly Ron's Gas Station). The subject property is currently pasture land and is located immediately south of the property at 1015 Spring Street. The property has frontage on Spring Street. The property is located outside of the City's Historic District. Public water is located along US 20 just north of the site. Public sewer is not currently available in the vicinity of the site. The former Ron's gas station was served by private well and septic improvements. The applicant is proposing to utilize the expanded property for a highway/automobile oriented commercial business.

Lands to the North are zoned General Commercial and Planned Commercial and include the former gas station, convention center and hotel. Lands to the South are zoned County AG and include pasture land. Lands to the East are zoned City Limited Agriculture and include the Napa Store and Gronner farm. Lands to the West are zoned Planned Commercial and contain commercial uses (Galena State Bank and auto sales lot).

The General Commercial zoning district and its available uses would appear to be compatible with the existing uses in the area (existing area contains a mixture of uses including commercial and agriculture). The property at 1015 Spring Street (immediately north of this property) is zoned GC. The General Commercial (GC) D district is intended to permit both large- and small-scale commercial development at intensities which provide significant incentives for infill and new development. To accomplish this effect, the minimum required landscaped surface area ratio (LSR) is lower than that required in the Planned Commercial District. A wide range of office, retail, and entertainment land uses are permitted within this district, including those with outdoor activities. In order to ensure a minimum of disruption to adjacent residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Any proposed building or site improvements on the property will be required to follow the zoning code guidelines as well as any applicable Highway 20 Design Manual guidelines (lighting, landscaping, architecture, building materials, signage, etc.).

Approval Criteria & Determination:

In determining whether the proposed amendment shall be approved, the following factors shall be considered:

1. Whether the existing text or zoning designation was in error at the time of adoption;
2. Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;
3. Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
4. Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines;
5. Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone;
6. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or
7. Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning.

**The Zoning Board of Appeals can recommend to the City Council, in the form of a motion, approval or denial of requests for amendments. If the Board would like to recommend approval of the request, a motion to approve which includes pertinent facts in the case and reasons for the recommendation should be entertained. Any motions to approve should include language that the motion is contingent upon approval of the annexation agreement by the City Council. The recommendation will then be forwarded to the City Council for final action.**

Resolution No. \_\_\_\_\_

**ZONING BOARD OF APPEALS**

**DETERMINATION & RECOMMENDATION TO THE CITY COUNCIL  
OF THE CITY OF GALENA**

**REGARDING**

**CALENDAR NUMBER:** Cal. No. 13A-01

**APPLICATION BY:** Sam Roti, 412 Spring St., Galena, IL 61036

**FOR:** Part of the West Half of the SW ¼ Section 13, T28N, R1W, City of Galena, being immediately south of the property at 1015 Spring Street, Galena, IL. Request for Map Amendment to rezone approximately 0.345 acres from Jo Daviess County Agricultural (AG) District to the City of Galena General Commercial (GC) District. This request is made in conjunction with a petition for annexation.

**PROCEDURES**

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on May 8, 2013. The hearing was advertised in an edition of the Galena Gazette that was available to the general public between 15 and 30 days prior to the hearing. Letters were sent out to notify property owners within 250 feet of subject property of the request and public hearing date. They were invited to testify if they so desired. A quorum of the Board was present at the hearing in which the subject application and materials were reviewed and all persons were heard who desired to testify.

**NATURE OF APPLICATION**

The applicant is requesting to rezone 0.345 acres of Jo Daviess County AG property to the City of Galena GC zoning district in order to expand the lot area of the property at 1015 Spring Street (formerly Ron's Gas Station). The subject property is currently pasture land and is located immediately south of the property at 1015 Spring Street. The property has frontage on Spring Street. The property is located outside of the City's Historic District. Public water is located along US 20 just north of the site. Public sewer is not currently available in the vicinity of the

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Any proposed building or site improvements on the property will be required to follow the zoning code guidelines as well as any applicable Highway 20 Design Manual guidelines (lighting, landscaping, architecture, building materials, signage, etc.).

### **PUBLIC SUPPORT AND/OR OBJECTIONS**

- The applicant/owner spoke in favor of the request. The applicant stated that he is proposing a new gas station business at the site but is also considering other commercial businesses.
- No one was present to speak in opposition of the request.

### **APPLICABLE SECTIONS OF THE ZONING ORDINANCE**

- Article 2, Section 154.201 defines the characteristics of the General Commercial Zoning District.
- Article 4, Section 154.403 Table 154.403.1 regulates the location of land uses to specific zoning districts.
- Article 4, Section 154.406 provides the detailed land use descriptions and regulations for each land use/type.
- Article 9, Section 154.920 sets forth the Review Criteria for Zoning Code Amendments and Rezoning

### **DETERMINATION**

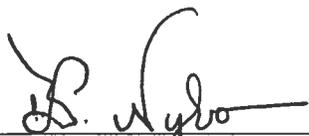
Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Sam Roti for a Map Amendment as described above should be approved for the following reasons:

1. The Comprehensive Plan and Zoning Code promote infill development with the city limits;
2. The proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district. The General Commercial zoning and its available uses would be compatible with the existing uses in the area (existing area is has a mix of commercial uses);
3. The proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines;
4. Adequate public facilities and services are available to the property;
5. The community will derive a benefit from the proposed use;
6. According to the Highway 20 Design Manual, the property is not part of a new subdivision nor is it an existing lot larger than 10 acres in size and can therefore be considered for a commercial zone other than Planned Commercial.

**RECOMMENDATION**

NOW, THEREFORE BE IT RESOLVED, that this Zoning Board of Appeals does recommend to the City Council of the City of Galena that this request by Sam Roti, for a Map Amendment as described above should be approved as proposed in the original application.

PASSED AND APPROVED this 8<sup>th</sup> day of May, A.D. 2013, by the Galena Zoning Board of Appeals by a vote of 4 ayes, 0 nays, 3 absent, 0 abstain, and 0 recused.

  
\_\_\_\_\_  
Bill Nybo, Acting Chairperson

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE ANNEXING 0.345 ACRES OF TERRITORY IN WEST GALENA TOWNSHIP**

---

**WHEREAS**, a written Petition (marked as Exhibit A and made a part of this Ordinance), signed by Lloyd Gronner, (“Owner”), the Owner of territory hereinafter described, has been filed with the City Clerk of the City of Galena, Jo Daviess County, Illinois, requesting that said territory be annexed to the City of Galena; and

**WHEREAS**, there are no (0) electors residing within the said territory; and

**WHEREAS**, the said territory is not within the corporate limits of any municipality, but is contiguous to the City of Galena; and

**WHEREAS**, in accordance with the Illinois Compiled Statutes (65 ILCS 5/7), legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice; and

**WHEREAS**, copies of such notices required to be recorded, if any, have been placed as record in the office of the Recorder of Deeds of Jo Daviess County; and

**WHEREAS**, it is in the best interest of the City of Galena that said territory be annexed hereto.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Galena, Jo Daviess County, Illinois as follows:

**SECTION I:** That the following described territory (marked as Exhibit B and made a part of this Ordinance), is hereby annexed to the City of Galena, Jo Daviess County, Illinois, and that the boundary lines of Galena be and are hereby enlarged and extended to include, within the corporate boundaries thereof, the territory above described and as shown in the Plat of Annexation.

**SECTION II:** That the City Clerk is hereby directed to record with the Recorder and to file with the County Clerk, a certified copy of this Ordinance, together with an accurate map and legal description of the territory annexed.

**SECTION III:** That this Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

**SECTION IV:** Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2013.

**AYES:**

**NAYS:**

---

**Mayor, Terry Renner**

**ATTEST:**

---

**City Clerk, Mary Beth Hyde**

*Prepared by:*

Joe Nack, City Attorney  
312 ½ North Main Street  
Galena, IL 61036

*Return to:*

Mark Moran  
City Administrator  
312 ½ North Main Street  
Galena, IL 61036

# CITY OF GALENA, ILLINOIS



## Petition for Annexation

To: Mayor and City Council of the City of Galena, Jo Daviess County, Illinois.

Lloyd Gronner, Owner of the property & Sam Roti Applicant

The Petitioners state the following:

1. That the petitioner(s) is /are the sole owner(s) of record of the real estate described in Exhibit 'A' attached hereto.
2. The tract is not situated within the limits of any municipality and is contiguous with the existing boundary of the City of Galena.
3. There are no electors residing in or on said parcel of real estate.

The Petitioners request the following:

1. That the above described tract be annexed to the City of Galena, Illinois by ordinance of the Mayor and City Council of the City of Galena, Illinois pursuant to the provisions of Chapter 65 ILCS 5/7-1-8.
2. To take other appropriate action as described more fully in the annexation agreement enter into between Petitioner and the City of Galena, Illinois.

Lloyd Gronner  
 Owner's Signature Date

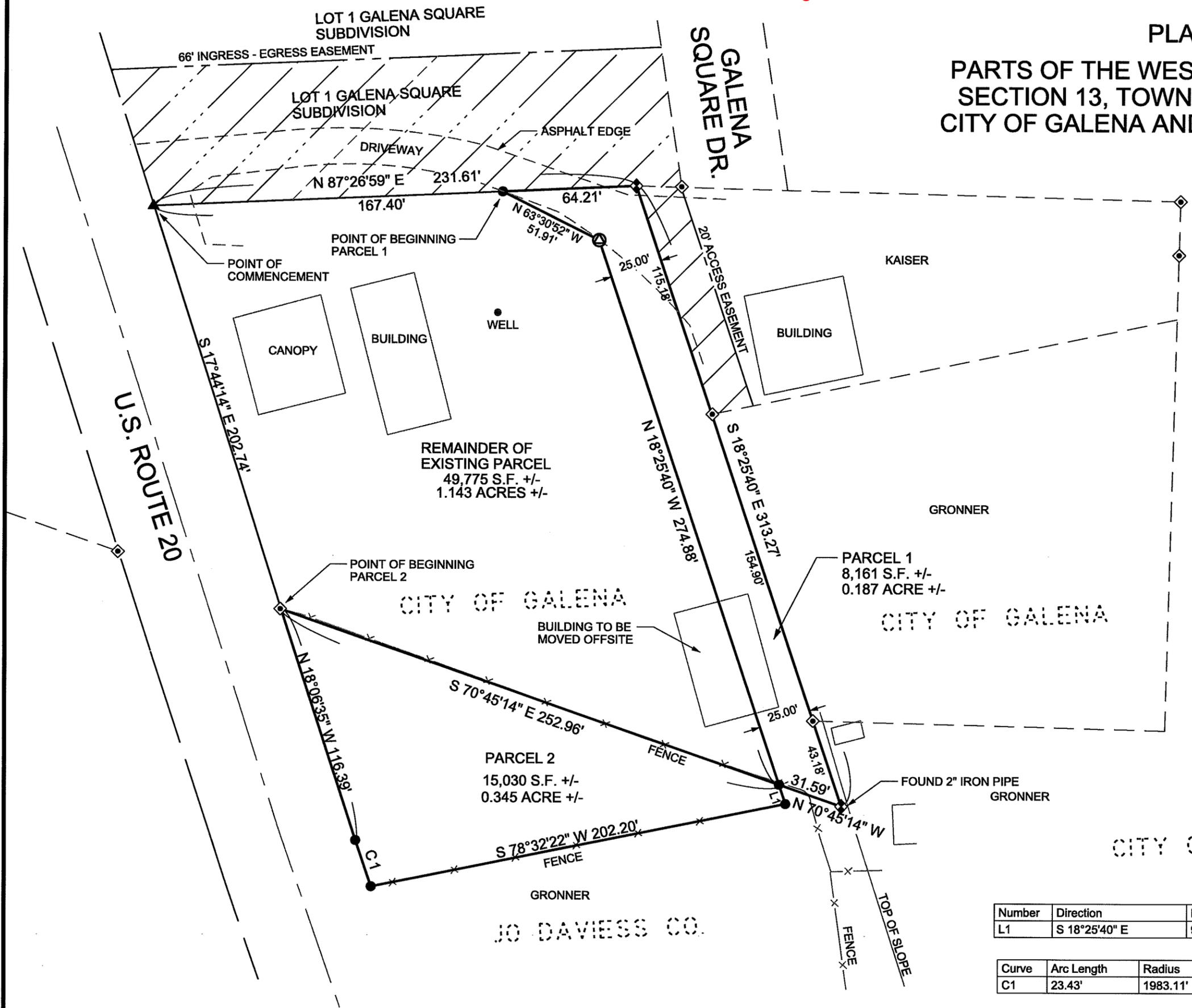
Sam Roti 4-8-13  
 Applicant's Signature Date

Mary J Redfearn April 8, 2013 06-07-2014  
 Notary's Signature Date Commission Expiration



# PLAT OF SURVEY

## PARTS OF THE WEST HALF OF THE SW QUARTER OF SECTION 13, TOWNSHIP 28N, R1W OF THE 4TH P.M., CITY OF GALENA AND JO DAVIOESS COUNTY, ILLINOIS



**LEGEND**

- SET 3/4" IRON ROD W/ YELLOW CAP "MSA PLS 2935"
- ⊙ R.R. SPIKE SET
- ◆ FOUND 1 1/2" IRON PIPE
- ◇ FOUND 3/4" REBAR
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- EXISTING PARCEL
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CHECKED BY:					
<b>PLOT DATE 041113</b>					
Professional Design Firm License No. 194-000045 Expire: 04/30/2015					

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 815-777-9333 1-888-672-0003 Fax: 815-777-3155  
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 © MSA Professional Services, Inc.

SPRING STREET SURVEY  
 PREPARED FOR SAM ROTI  
 1015 SPRING STREET, GALENA, IL

model.dgn 4/11/2013 3:54:07 PM sschmid

SURVEYOR'S REPORT

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Commencing at the southwest corner of Lot 1 of Galena Square Subdivision as filed for record in the office of the Recorder of Jo Daviess County, Illinois in Plan Hold C at number 388; thence North 87 degrees 26 minutes 59 seconds East 167.40 feet along the south line of said Lot 1 to the Point of Beginning; thence North 87 degrees 26 minutes 59 seconds East 64.21 feet; thence South 18 degrees 25 minutes 40 seconds East 313.27 feet; thence North 70 degrees 45 minutes 14 seconds West 31.59 feet; thence North 18 degrees 25 minutes 40 seconds West 274.88 feet; thence North 63 degrees 30 minutes 52 seconds West 51.91 feet to the Point of Beginning, containing 8,161 square feet, more or less, all situated in Jo Daviess County, Illinois.

PARCEL 2 (In Jo Daviess County)

Commencing at the southwest corner of Lot 1 of Galena Square Subdivision as filed for record in the office of the Recorder of Jo Daviess County, Illinois in Plan Hold C at number 388; thence South 17 degrees 44 minutes 14 seconds East 202.74 feet along the east right of way line of US Highway 20 to the Point of Beginning; thence South 70 degrees 45 minutes 14 seconds East 252.96 feet; thence South 18 degrees 25 minutes 40 seconds East 9.75 feet; thence South 78 degrees 32 minutes 22 seconds West 202.20 feet to said right of way line; thence northwesterly 23.43 feet along said right of way, being a circular curve to the right having a radius of 1983.11 feet and a chord of 23.43 feet that bears North 18 degrees 49 minutes 14 seconds West; thence North 18 degrees 06 minutes 35 seconds West 116.39 feet along said right of way to the Point of Beginning, containing 15,030 square feet, more or less, all situated in Jo Daviess County, Illinois.

I further state that all distances are given in feet and hundredths of feet.

Bearings based on Illinois State Plane Coordinates, NAD83, West Zone 1202.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

SIGNED AND SEALED THIS 11<sup>TH</sup> DAY OF APRIL, 2013.

*Steven J. Schmidt*

STEVEN J. SCHMIDT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2935  
DATE OF LICENSE EXPIRATION: NOV. 30, 2014



PROJECT NO.: 14832000	SCALE: 1" = 60'	NO.	DATE	REVISION	BY
PROJECT DATE: 03-13-13	DRAWN BY: EJS				
CHECKED BY:					
PLOT DATE 041113					
Professional Design Firm License No. 184-000465 Expires: 04/30/2016					

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SPRING STREET SURVEY  
PREPARED FOR SAM ROTI  
1015 SPRING STREET, GALENA, IL

FILE NO.  
G-374W  
SHEET  
2 OF 2

Resolution No. \_\_\_\_\_

**ZONING BOARD OF APPEALS**

**DETERMINATION & RECOMMENDATION TO THE CITY COUNCIL  
OF THE CITY OF GALENA**

**REGARDING**

**CALENDAR NUMBER:** Cal. No. 13PDA-01

**APPLICATION BY:** Ron Doser for Jo Daviess County Workshop Inc. – 706 S. West Street, Galena, IL 61036. Location: Lot 1 of Jo Daviess Workshop Subdivision in Section 24, T28N, R1W, City of Galena, common address 708 S West Street, Galena, Illinois 61036.

**FOR:** Request for Map Amendment to a Planned Unit Development Plan to amend the default zoning of the property at 708 S. West Street from Heavy Industrial to Neighborhood Commercial to allow for certain office, commercial, and institutional uses inside the former Public Service building at the site.

**FINDINGS OF FACT**

**PROCEDURES**

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on May 8, 2013. The hearing was advertised in an edition of the Galena Gazette that was available to the general public between 15 and 30 days prior to the hearing. Letters were sent out to notify property owners within 250 feet of subject property of the request and public hearing date. They were invited to testify if they so desired. A quorum of the Board was present at the hearing in which the subject application and materials were reviewed and all persons were heard who desired to testify.

**NATURE OF APPLICATION**

The applicant is requesting to amend the existing Workshop PUD Plan to rezone the property at 708 S. West St. from HI to NC for certain uses as shown on the proposed PUD plan (office, personal & professional services, indoor sales and service – retail, and indoor general institutional). There are no current plans for site improvements associated with this plan. The subject property is about 10,890 square feet and includes the existing building and parking stalls. The existing building is about 45' x 60' (2,700 sq. ft.) in size.

The existing zoning and uses on adjacent properties are as follows:

- o Property to the east is zoned MDR and includes residential uses.
- o Property to the south is zoned County AG and includes a township park.
- o Property to the west is zoned County AG and includes agricultural uses.
- o Property immediately to the north across South Street is zoned MDR and includes residential uses.

The original PUD included provisions for office use only at the subject property. The requested uses shown in the PUD amendment are different from the original use proposed and therefore a PUD amendment is required. The northeast quadrant of the Workshop PUD contains lands that were recently rezoned to the same Neighborhood Commercial default zone (Riverview Center Building).

Staff Comments:

Parking requirements should be the same as the former use (office) for personal & professional services and retail (code lists each at 1 per 300 sq. ft.). There are 16 existing stalls serving the public service building. A building of 2,700 sq. ft. would require 9 stalls, so the minimum requirement is currently met. Parking requirements for certain institutional uses may increase so this issue may warrant some consideration. There may be some availability for parking in adjacent areas of the Workshop PUD property.

PUBLIC SUPPORT AND/OR OBJECTIONS

Sandy Callahan, 706 S. West Street, spoke in favor of the request on behalf of the applicant. No one was present to speak in opposition to the request.

DETERMINATION & RECOMMENDATION

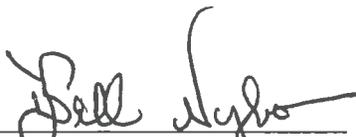
At their May 8, 2013 meeting, the Zoning Board of Appeals held a public hearing on this request. The Zoning Board voted unanimously to recommend to the City Council approval of this request for the map amendment to the Planned Development Plan to amend the default zoning of the property at 708 S. West Street from Heavy Industrial to Neighborhood Commercial to allow for certain office, commercial, and institutional uses inside the former Public Service building at the site for the following reasons:

1. The proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district and is not expected to have adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts. The new zoning is not expected to generate excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
2. The proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of the Zoning Ordinance, and other city regulations and guidelines;
3. Adequate public facilities and services are available for the projected impact of the use of the property under the proposed zone;
4. There is a need in the community for the proposal and benefits will be derived by the community as a result of the proposed rezoning.

RECOMMENDATION

**NOW, THEREFORE BE IT RESOLVED**, that this Zoning Board of Appeals does recommend to the City Council of the City of Galena that this request by the Jo Daviess County Workshop, Inc. for a Map Amendment as described above should be approved as proposed in the original application.

**PASSED AND APPROVED** this 8<sup>th</sup> day of May, A.D. 2013, by the Galena Zoning Board of Appeals by a vote of 4 ayes, 0 nays, 3 absent, 0 abstain, and 0 recused.

  
\_\_\_\_\_  
Bill Nybo, Acting Chairperson

CITY OF GALENA

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Invoice No	Vendor Name Seq Type	Vendor No Description	Inv Date	Total Cost	PO No	GL Acct
<b>ADDOCO INC</b>						
ADDOCO INC		971				
00027890	1 Inv	MULCH	05/08/2013	240.00		17.52.652.00
00028074	1 Inv	MULCH	05/15/2013	360.00		17.52.652.00
Total ADDOCO INC				600.00		
<b>ALVIN'S POOL &amp; SPA</b>						
ALVIN'S POOL & SPA		104				
026351	1 Inv	FACILITY REPAIRS	05/09/2013	565.46		59.55.511.02
026353	1 Inv	FACILITY REPAIRS	05/09/2013	7,800.60		59.55.511.01
Total ALVIN'S POOL & SPA				8,366.06		
<b>AT &amp; T (LOCAL)</b>						
AT & T (LOCAL)		103				
051513	1 Inv	POOL/PHONE	05/15/2013	24.23		59.55.552.00
051513	2 Inv	PUBLIC WORKS/PHONE	05/15/2013	38.05		01.41.552.00
051513	3 Inv	FIRE DEPARTMENT/PHONE	05/15/2013	79.15		22.22.552.00
051513	4 Inv	EMS/PHONE	05/15/2013	24.48		12.10.552.00
051513	5 Inv	POLICE/PHONE	05/15/2013	341.89		01.21.552.00
051513	6 Inv	ADMINISTRATION/PHONE	05/15/2013	376.86		01.13.552.00
051513	7 Inv	FLOOD CONTROL/PHONE	05/15/2013	24.23		20.25.515.00
Total AT & T (LOCAL)				908.89		
<b>AT &amp; T LONG DISTANCE</b>						
AT & T LONG DISTANCE		119065				
050113	1 Inv	PUBLIC WORKS/LONG DISTANCE	05/01/2013	2.76		01.41.552.00
050113	2 Inv	FIRE DEPARTMENT/LONG DISTANCE	05/01/2013	9.81		22.22.552.00
050113	3 Inv	EMS/LONG DISTANCE	05/01/2013	.70		12.10.552.00
050113	4 Inv	POLICE/LONG DISTANCE	05/01/2013	58.64		01.21.552.00
050113	5 Inv	ADMINISTRATION/LONG DISTANCE	05/01/2013	417.41		01.13.552.00
Total AT & T LONG DISTANCE				489.32		
<b>BARD MATERIALS CENTRAL REGION</b>						
BARD MATERIALS CENTRAL REGION		119788				
70389	1 Inv	MISC. MATERIALS	05/11/2013	157.05		01.41.614.04
Total BARD MATERIALS CENTRAL REGION				157.05		
<b>BARKLOW, DONALD</b>						
BARKLOW, DONALD		833				
051513	1 Inv	MEALS/TRAINING	05/15/2013	88.84		01.21.562.00
Total BARKLOW, DONALD				88.84		
<b>BLACKTOP DRIVEWAY SERVICE</b>						
BLACKTOP DRIVEWAY SERVICE		71				
3572	1 Inv	STORM WATER	05/10/2013	356.50		20.25.515.00
Total BLACKTOP DRIVEWAY SERVICE				356.50		
<b>CITY OF GALENA</b>						
CITY OF GALENA		418				

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Invoice No	Vendor Name Seq Type	Vendor No	Description	Inv Date	Total Cost	PO No	GL Acct
051513	1 Inv		POOL START UP FUNDS	05/15/2013	450.00		59.55.511.02
Total CITY OF GALENA					450.00		
<b>DEARBORN NATIONAL LIFE INS. CO</b>							
051013	1 Inv	119500	EMPLOYEE LIFE INSURA	05/10/2013	265.74		01.13.452.00
Total DEARBORN NATIONAL LIFE INS. CO					265.74		
<b>DOIG, KATHLEEN</b>							
126266	1 Inv	119339	MARKET HOUSE RESTRC	05/21/2013	290.00		01.13.511.06
Total DOIG, KATHLEEN					290.00		
<b>DUBUQUE FIRE EQUIPMENT, INC.</b>							
85509	1 Inv	631	FIRE EXTINGUISHER CHI	04/23/2013	17.85		22.22.652.00
85510	1 Inv		FIRE EXTINGUISHER CHI	04/23/2013	22.85		22.22.652.00
85511	1 Inv		FIRE EXTINGUISHER CHI	04/23/2013	126.00		22.22.652.00
Total DUBUQUE FIRE EQUIPMENT, INC.					166.70		
<b>FARNER BOCKEN COMPANY</b>							
2121127	1 Inv	792	CONCESSION SUPPLIES	05/16/2013	1,991.53		59.55.652.05
Total FARNER BOCKEN COMPANY					1,991.53		
<b>G &amp; K SERVICES</b>							
043013	1 Inv	532	UNIFORM SERVICES	04/30/2013	650.45		01.41.579.02
Total G & K SERVICES					650.45		
<b>GALENA GAZETTE</b>							
00029613	1 Inv	34	BID NOTICE	05/09/2013	57.00		01.14.553.00
00029731	1 Inv		BID NOTICE	05/13/2013	107.35		01.14.553.00
050813	1 Inv		GAZETTE SUBSCRIPTION	05/08/2013	31.00		01.21.565.00
Total GALENA GAZETTE					195.35		
<b>GALL'S, INC.</b>							
000578833	1 Inv	712	UNIFORMS/TOM	04/29/2013	184.59		01.21.471.15
000595091	1 Inv		UNIFORMS/ERIC	05/03/2013	43.61		01.21.471.15
000607847	1 Inv		UNIFORMS/TOM	05/08/2013	51.49		01.21.471.15
Total GALL'S, INC.					279.69		
<b>GLOBAL REACH INTERNET PROD.</b>							
44460	1 Inv	119792	WEBSITE HOSTING	03/01/2013	60.00		01.13.512.05

Invoice No	Vendor Name Seq Type	Vendor No Description	Inv Date	Total Cost	PO No	GL Acct
Total GLOBAL REACH INTERNET PROD.				60.00		
<b>GRANT EQUIPMENT CO</b>						
GRANT EQUIPMENT CO		351				
111203	1 Inv	NH TRACTOR	05/06/2013	54.01		01.41.613.10
Total GRANT EQUIPMENT CO				54.01		
<b>HEALTHCARE SERVICE CORPORATION</b>						
HEALTHCARE SERVICE CORPORATI		118931				
050813	1 Inv	HSA/FAMILY/EMPLOYEE	05/08/2013	2,319.00		01.218.0
050813	2 Inv	PPO/BLUE CROSS BLUE	05/08/2013	388.00		01.218.0
050813	3 Inv	HEALTH INSURANCE	05/08/2013	20,779.95		01.13.451.00
050813	4 Inv	WESTEMEIER/INSURANC	05/08/2013	727.24		78.32.464.02
Total HEALTHCARE SERVICE CORPORATION				24,214.19		
<b>HEFEL, ERIC</b>						
HEFEL, ERIC		119720				
052113	1 Inv	CLOTHING	05/21/2013	40.97		01.21.471.15
Total HEFEL, ERIC				40.97		
<b>HOLLAND HEATING, AIR COND</b>						
HOLLAND HEATING, AIR COND		99				
36097	1 Inv	POOL REPAIRS	05/15/2013	420.48		59.55.511.02
Total HOLLAND HEATING, AIR COND				420.48		
<b>HULSCHER'S FENCING, INC.</b>						
HULSCHER'S FENCING, INC.		164				
4974	1 Inv	REC PARK FENCE	05/16/2013	8,000.00		01.11.929.06
Total HULSCHER'S FENCING, INC.				8,000.00		
<b>HUNTINGTON, LORI</b>						
HUNTINGTON, LORI		120				
052113	1 Inv	INVESTIGATION EXPENS	05/21/2013	54.38		01.21.549.00
Total HUNTINGTON, LORI				54.38		
<b>J &amp; R RENTAL</b>						
J & R RENTAL		1014				
0019226	1 Inv	START-UP	05/06/2013	626.40		59.55.511.02
Total J & R RENTAL				626.40		
<b>J &amp; R SUPPLY INCORPORATED</b>						
J & R SUPPLY INCORPORATED		951				
1305415	1 Inv	POOL STARTUP	05/13/2013	82.80		59.55.511.02
Total J & R SUPPLY INCORPORATED				82.80		
<b>JO CARROLL ENERGY, INC.</b>						
JO CARROLL ENERGY, INC.		397				

Invoice No	Vendor Name Seq Type	Vendor No	Description	Inv Date	Total Cost	PO No	GL Acct
051513	1 Inv		ELECTRIC	05/15/2013	531.01		15.41.572.00
051513	2 Inv		PUBLIC WORKS/ELECTR	05/15/2013	262.80		01.41.571.01
051513	3 Inv		PARKS/ELECTRIC	05/15/2013	198.07		17.52.571.01
051513	4 Inv		POOL/ELECTRIC	05/15/2013	279.35		59.55.571.01
Total JO CARROLL ENERGY, INC.					1,271.23		
<b>JOHN DEERE FINANCIAL</b>							
JOHN DEERE FINANCIAL		119690					
051513	1 Inv		MISC. SUPPLIES	05/15/2013	330.71		20.25.652.02
Total JOHN DEERE FINANCIAL					330.71		
<b>LOUIE'S TRENCHING SERVICE</b>							
LOUIE'S TRENCHING SERVICE		127					
3384	1 Inv		CLEAN OUT BOAT DOCK	05/01/2013	500.00		17.52.820.06
Total LOUIE'S TRENCHING SERVICE					500.00		
<b>MENARDS</b>							
MENARDS		280					
22773	1 Inv		FACILITY REPAIRS	05/16/2013	269.00		59.55.511.01
Total MENARDS					269.00		
<b>MILLER ELECTRIC SUPPLY</b>							
MILLER ELECTRIC SUPPLY		141					
1116083.001	1 Inv		ST. LIGHTING	03/12/2013	1,855.04		01.41.514.11
Total MILLER ELECTRIC SUPPLY					1,855.04		
<b>MISIC, MARK</b>							
MISIC, MARK		119886					
051513	1 Inv		OVERPAYMENT ON ACCO	05/15/2013	93.72		98.115.0
Total MISIC, MARK					93.72		
<b>MOTOROLA SOLUTIONS - STARCOM</b>							
MOTOROLA SOLUTIONS - STARCOM		119812					
9772482013	1 Inv		MONTHLY RATE FOR ST	05/01/2013	10.00		01.21.549.00
Total MOTOROLA SOLUTIONS - STARCOM					10.00		
<b>MURRAY, B. L. CO. INC.</b>							
MURRAY, B. L. CO. INC.		135					
79010	1 Inv		MAINTENANCE SUPPLIE	04/09/2013	249.42		58.54.511.00
79039	1 Inv		MAINTENANCE SUPPLIE	04/10/2013	36.60		58.54.511.00
79467	1 Inv		RESTROOM SUPPLIES	05/15/2013	51.75		17.52.652.00
79480	1 Inv		JANITORIAL SUPPLIES	04/18/2013	133.50		01.13.654.00
79541	1 Inv		JANITORIAL SUPPLIES	05/21/2013	108.32		01.41.511.01
Total MURRAY, B. L. CO. INC.					579.59		
<b>OLD HOUSE JOURNAL</b>							
OLD HOUSE JOURNAL		119127					
051513	1 Inv		OLD HOUSE JOURNAL M	05/15/2013	59.00		01.46.565.00

Invoice No	Vendor Name Seq Type	Vendor No Description	Inv Date	Total Cost	PO No	GL Acct
Total OLD HOUSE JOURNAL				59.00		
<b>PETITGOUT CORPORATION</b>						
PETITGOUT CORPORATION		689				
6855	1 Inv	BRIDGE LIGHTS REPAIR	05/13/2013	97.50		15.41.514.07
6856	1 Inv	LOCATE UNDERGROUND	05/13/2013	112.50		17.52.820.06
6858	1 Inv	TRAFFIC SIGNAL LIGHTS	05/13/2013	682.50		15.41.514.06
Total PETITGOUT CORPORATION				892.50		
<b>QUILL CORP.</b>						
QUILL CORP.		686				
2451367	1 Inv	OFFICE SUPPLES/ALL	05/06/2013	147.94		01.13.651.02
2451367	2 Inv	POOL/OFFICE SUPPLIES	05/06/2013	167.98		59.55.651.00
2624357	1 Inv	OFFICE SUPPLES/ALL	05/13/2013	252.32		01.13.651.02
2624357	2 Inv	WATER-OFFICE SUPPLIE	05/13/2013	151.99		51.42.651.01
2624357	3 Inv	POOL/OFFICE SUPPLIES	05/13/2013	100.27		59.55.651.00
2679830	1 Inv	OFFICE SUPPLES/ALL	05/13/2013	55.16		01.13.651.02
Total QUILL CORP.				875.66		
<b>RAYMON, CRAIG</b>						
RAYMON, CRAIG		118925				
4380	1 Inv	TURNER HALL WEBSITE	05/15/2013	140.90		58.54.553.00
Total RAYMON, CRAIG				140.90		
<b>RIVER CITY PAVING</b>						
RIVER CITY PAVING		56				
3000086603	1 Inv	COLD PATCH	05/15/2013	649.04		15.41.614.00
Total RIVER CITY PAVING				649.04		
<b>RIVERVIEW CENTER, INC.</b>						
RIVERVIEW CENTER, INC.		119430				
051513	1 Inv	DONATION	05/15/2013	100.00		01.11.929.01
Total RIVERVIEW CENTER, INC.				100.00		
<b>SHERWIN-WILLIAMS CO</b>						
SHERWIN-WILLIAMS CO		331				
5901-8	1 Inv	STARTUP	05/09/2013	125.76		59.55.511.02
Total SHERWIN-WILLIAMS CO				125.76		
<b>SLOAN IMPLEMENT</b>						
SLOAN IMPLEMENT		119196				
5019325	1 Inv	EQUIPMENT	03/21/2013	49.89		17.52.514.00
Total SLOAN IMPLEMENT				49.89		
<b>TELEGRAPH HEARLD</b>						
TELEGRAPH HEARLD		118921				
122866	1 Inv	ZONING ADMINISTRATOI	05/06/2013	324.90		01.16.553.00

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Invoice No	Vendor Name Seq Type	Vendor No Description	Inv Date	Total Cost	PO No	GL Acct
Total TELEGRAPH HEARLD				324.90		
<b>TRI-STATE PORTA POTTY, INC.</b>						
TRI-STATE PORTA POTTY, INC. 908						
4525	1 Inv	PORTA POTTY RENTAL	05/07/2013	291.00		17.52.579.01
Total TRI-STATE PORTA POTTY, INC.				291.00		
<b>TRI-STATE SCREEN PRINTING</b>						
TRI-STATE SCREEN PRINTING 119187						
10415	1 Inv	UNIFORMS/ERIC	05/21/2013	21.00		01.21.471.15
Total TRI-STATE SCREEN PRINTING				21.00		
<b>US BANK TRUST (BOND)</b>						
US BANK TRUST (BOND) 577						
3309706	1 Inv	BOND FEES	01/10/2013	33.33		60.61.710.02
Total US BANK TRUST (BOND)				33.33		
<b>WAL-MART COMMUNITY (CC)</b>						
WAL-MART COMMUNITY (CC) 1258						
051513	1 Inv	BATTERY/OFFICE SUPPL	05/15/2013	220.32		01.21.651.00
051513	2 Inv	CAMERAS	05/15/2013	137.76		01.21.652.03
051513	3 Inv	MISC. SUPPLIES	05/15/2013	46.48		01.41.651.00
051513	4 Inv	MISC. SUPPLIES	05/15/2013	109.51		01.41.652.00
051513	5 Inv	HISTORIC PRES. GRANT	05/15/2013	180.37		01.46.549.01
Total WAL-MART COMMUNITY (CC)				694.44		
<b>WATSON, DARYL G.</b>						
WATSON, DARYL G. 119790						
4	1 Inv	HISTORIC DISTRICT BOL	05/08/2013	2,500.00		01.46.549.01
Total WATSON, DARYL G.				2,500.00		
<b>WEBER PAPER COMPANY</b>						
WEBER PAPER COMPANY 40						
528628	1 Inv	JANITOR SUPPLIES	05/16/2013	341.69		59.55.654.00
Total WEBER PAPER COMPANY				341.69		
<b>WHITE, JUDY</b>						
WHITE, JUDY 1204						
052113	1 Inv	TURNER HALL JANITORI	05/21/2013	350.00		58.54.536.00
Total WHITE, JUDY				350.00		
Grand Total:				61,167.75		

Vendor Number Hash: 2051947  
 Vendor Number Hash - Split: 2893899  
 Total Number of Invoices: 64  
 Total Number of Transactions: 87

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Invoice No	Vendor Name Seq Type	Vendor No Description	Inv Date	Total Cost	PO No	GL Acct
	Terms Description	Invoice Amt	Net Inv Amt			
Open Terms		61,167.75	61,167.75			
		61,167.75	61,167.75			