



# City of Galena, Illinois

## AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, SEPTEMBER 22, 2014

6:30 P.M. – CITY HALL 101 GREEN STREET

ITEM	DESCRIPTION
14C-0366.	Call to Order by Presiding Officer
14C-0367.	Roll Call
14C-0368.	Establishment of Quorum
14C-0369.	Pledge of Allegiance
14C-0370.	Reports of Standing Committees
14C-0371.	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
14C-0372.	Public Hearing on the Proposed First Amendment to the Annexation Agreement between Joe Borsdorf, James Sullivan, Alexander Philips, James Richards, Jo Ann Richards, or their grantees, heirs, successors or assigns for the Planned Unit Development at 9146 U.S. Route 20 West. The Public Hearing Will be Held to Consider an Application by the Owner to Install a Septic System as an Alternative to Connecting to the Public Sewer System.	33-41
14C-0373.	Public Hearing to Consider a Request by Louis Nack, Jr., 208 Lafayette Street, to Vacate Approximately 0.10 acres of Street Right-of-Way Adjacent to His Property	28-32

**LIQUOR COMMISSION**

ITEM	DESCRIPTION	PAGE
14C-0374.	Discussion and Possible Action on an Application by Julie K. Taylor for a Class B Liquor License for GRWC, Inc., DBA Galena River Wine and Cheese, 420 South Main Street	4-7

**CONSENT AGENDA CA14-18**

ITEM	DESCRIPTION	PAGE
14C-0375.	Approval of the Minutes of the Regular City Council Meeting of September 8, 2014	8-14
14C-0376.	Approval of Budget Amendment BA15-03 for Turner Hall Improvements	15-18
14C-0377.	Approval of Request by the Northwest Illinois Wine Growers for a Festival Permit for the "Top of Illinois Wine Fest," June 27, 2015 in Depot Park	19-21
14C-0378.	Approval of Change Order #1 for the Park Avenue Reconstruction Project	22-23
14C-0379.	Acceptance of July 2014 Financial Report	--

**UNFINISHED BUSINESS**

ITEM	DESCRIPTION	PAGE
14C-0357.	Discussion and Possible Action on the Award of Contracts for the Police Department Remodeling Project	24-27

**NEW BUSINESS**

ITEM	DESCRIPTION	PAGE
14C-0380.	Presentation by Beth Baranski, Jo Daviess County League of Women Voters, on watershed planning project	--
14C-0381.	Discussion and Possible Action on the First Reading of an Ordinance to Vacate Approximately 0.10 acres of Street Right-of-Way Adjacent 208 Lafayette Street	28-32

ITEM	DESCRIPTION	PAGE
14C-0382.	Discussion and Possible Action on the Proposed First Amendment to the Agreement between Joe Borsdorf, James Sullivan, Alexander Philips, James Richards, Jo Ann Richards, or their grantees, heirs, successors or assigns for the Planned Unit Development at 9146 U.S. Route 20 West.	33-41
14C-0383.	First Reading of an Ordinance to Rezone the Center for the Arts Property, 219 Summit Street, from Low Density Residential to Planned Unit Development with an Underlying District of Neighborhood Commercial	42
14C-0384.	Discussion and Possible Action on the Final Plat of Subdivision for the Center for the Arts	43-45
14C-0385.	Discussion and Possible Action on a Contract for Backflow Inspection Services	46
14C-0386.	First Reading of an Ordinance Declaring the Sale of Surplus Property from the Old City Hall and the Police Department	47-51
14C-0387.	Warrants	52-58
14C-0388.	Alderspersons' Comments	
14C-0389.	City Administrator's Report	
14C-0390.	Mayor's Report	
14C-0391.	Adjournment	

**CALENDAR INFORMATION**

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs. October 2	6:30 P.M.	City Hall, 101 Green Street
Zoning Board of Appeals	Wed. October 8	6:30 P.M.	City Hall, 101 Green Street
City Council	Mon. October 13	6:30 P.M.	City Hall, 101 Green Street

Posted: Thursday, September 18, 2014 at 3:30 p.m. Posted By:



To Serve and Protect

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

**Chief of Police**

Lori Huntington

(815) 777-2131

FAX (815) 777-4736

DATE: September 17, 2014

TO: Honorable Mayor Terry Renner & City Alderpersons

FROM: Chief Lori Huntington 

RE: Application for Corporation Liquor License –  
Julie K. Taylor (GRWC, Inc.), DBA Galena River Wine &  
Cheese, 420 S. Main Street, 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 for.





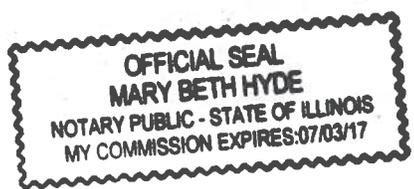
- i. The applicant has never had a Liquor License revoked for any cause.
- j. The applicant (or manager in the case of a corporation) has never been refused a liquor license by any liquor control authority.
- k. The applicant has never been convicted of any Federal or State law concerning manufacture, possession, or sale of alcoholic liquor; nor has the applicant ever forfeited bond to appear in court to answer charges for a violation of such Federal or State law.
- l. The applicant is eligible for a State Retail Liquor Dealer’s License.
- m. The applicant is neither a Galena law enforcing public official nor does the Mayor or any member of the City Council of the City of Galena have any interest either directly or indirectly in the applicant business. The applicant notes by his/her signature below that he/she has read and understands Chapter 111 (a copy can be obtained from the City Clerk or be viewed at [www.cityofgalena.org](http://www.cityofgalena.org)). Further, it should be noted that there must be enough employees and supervision of personnel involved with the sale of liquor to satisfy the requirements within Chapter 111 of the Galena City Code of Ordinances. Also, the applicant must recognize that the regulations of Chapter 11 that apply to the Licensee and Establishment also apply to any agents of the business involved with the sale of liquor.

Please note: This applicant must be signed in the presence of a Notary.

Printed Name of Applicant: Julie Taylor

Julie Taylor 9-16-14  
Applicant’s Signature Date

Subscribed and sworn to before me this 16th day of September, A.D. 2014



Mary Beth Hyde  
OFFICIAL SEAL  
MARY BETH HYDE  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/03/17  
Notary’s Signature Date

\*First time applicants must pay a \$75.00 fee for a background check. Fingerprints must be provided by going to the Jo Daviess County Sheriff’s Department to be processed. 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 Application will be placed on the next available City Council agenda for approval/denial. All fees must be paid prior to being placed on the agenda.

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 08 SEPTEMBER 2014**

**14C-0344 – CALL TO ORDER**

Mayor Renner called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on 08 September 2014.

**14C-0345 – ROLL CALL**

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

**14C-0346 – ESTABLISHMENT OF QUORUM**

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

**14C-0347 – PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**14C-0348 - REPORTS OF STANDING COMMITTEES**

**Turner Hall Committee** – Fach reported the Turner Hall Committee met last Thursday morning. The committee discussed construction figures. The committee agreed they would start spending the \$78,000 that the Galena Foundation has held for years from the Save Turner Hall Fund. The Committee agreed to approve excavating and backfill against the back wall with Ben Wiene in the amount of \$8,000. They would then like to install storm windows.

**14C-0349 – PUBLIC COMMENTS**

None.

**CONSENT AGENDA CA14-17**

**14C-0350 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 25, 2014**

**14C-0351 – APPROVAL OF BUDGET AMENDMENT BA15-02 FOR EMERGENCY REPAIRS TO WELL #5**

**Motion:** Greene moved, seconded by Kieffer, to approve Consent Agenda CA14-17.

**Discussion:** None.

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

The motion carried.

**NEW BUSINESS**

**14C-00352 – DISCUSSION AND POSSIBLE ACTION ON THE FIRST READING OF AN ORDINANCE TO PERMIT OUTDOOR ENTERTAINMENT IN THE DOWNTOWN COMMERCIAL DISTRICT BY SPECIAL USE PERMIT**

**Motion:** Lincoln moved, seconded by Painter, to approve the first reading and waive the second reading of an ordinance to permit outdoor entertainment in the Downtown Commercial District by Special Use Permit.

**Discussion:** None.

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

The motion carried.

**14C-00353 – DISCUSSION AND POSSIBLE ACTION ON AWARDING CONTRACTS FOR TURNER HALL IMPROVEMENTS**

**Discussion:** Council discussed the Turner Hall Improvement Plan Project Budget (See Attachment #1). Council was asked to approve three contracts: Window maintenance in preparation for addition of storm windows, rear wall excavation and waterproofing and replace exterior doors, fire escapes and sidewalks.

Fach advised the committee would like to start spending the \$78,000 held by the Galena Foundation from the Save Turner Hall Fund. He further recommended the City treat this much like a grant and respond with a match to that. The City would be paying 50 cents on the dollar for these improvements. Fach recommended the City pass a resolution that the City will commit \$100,000 as a match in 2015-2016. While it is more than the \$78,000, it would show the community and the committee that the City is serious about this building and we are willing to do something about it.

Renner questioned where he came up with the \$100,000 figure. He felt it looks like they are in need of around \$60,000. Renner preferred to carry this out over a 3 year period with approximate revenues of \$30,000 from video gaming each year.

Painter felt making a matching grant was an excellent idea. As we have seen with projects such as Gateway Park, if we have good local support we are much more likely to get grants. The additional \$22,000 could be a possible match from the Galena Foundation. Painter was in favor of moving forward.

Lincoln would prefer to use the \$14,000 budgeted for this year and discuss the rest with the new budget.

Renner questioned where the money was going to come from and what would have to be cut. He noted we have new money with the video gaming revenue. He would prefer to spread it out over a three year period using gaming revenues.

Painter questioned if he is requesting a resolution in order to put the work out for bids to be covered in the next fiscal year. Fach advised we need to act on these contracts. He thought this would be a relatively simple way to cover those issues. This will also show the Galena Foundation that we are serious about doing these improvements.

Renner noted the two construction projects before the Council are \$105,000 to White Construction and \$8,000 for Ben Wiene for excavation of the rear wall and waterproofing.

Charlie Marsden, Committee Chairman, advised White Construction has started working on painting and fixing the windows and could then move in and start installing the storm windows. At the last meeting the Turner Hall Committee agreed to take \$78,000 from the Galena Foundation to go ahead and get the storm windows order. The Committee agreed to hire Ben Wiene Excavating to excavate the back wall. White Construction will continue to paint and repurpose the windows, put on the storm windows and install the exterior doors on the building.

Marsden advised the fire escape work is required by the fire officials in order to keep the balcony open. No new doors will be installed where the new addition would go in the near future.

Marsden advised the total cost of the work for all three projects would be \$135,000. With the \$78,000 from the Save Turner Hall Funds and the \$14,000 budgeted by the City for the work by White Construction, the City could submit a grant application to the Galena Foundation for 50 percent of the remaining \$43,000. In totality the City would be paying \$35,500.

The Galena Foundation Board has discussed this with approval pending City of Galena action.

Marsden stated they would also like to look at the moisture problem to see if additional insulation and/or waterproofing of the clay tiles might help. This project will be deferred until the spring.

Renner questioned where the money would come out of the budget. Moran advised it could be cut from somewhere else or we could take it from the general fund savings.

Painter feels it is incredibly generous of the Galena Foundation, along with the Save Turner Hall Fund money, to help maintain a building the City owns. She feels the City should be good to go ahead with it.

Lincoln voiced concern that the packet didn't include any bids. He would like to see them included in the future.

**Motion:** Fach moved, seconded by Greene, to approve \$29,500 to cover said bids for the improvements to Turner Hall, windows/window maintenance, rear wall excavation, replace existing doors and fire escapes.

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

The motion carried.

**14C-00354 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE GALENA AREA CHAMBER OF COMMERCE TO RENEW THE BUILDING LEASE FOR THE RAILROAD DEPOT THROUGH MAY 31, 2017**

**Motion:** Lincoln moved, seconded by Painter, to approve the request by the Galena Area Chamber of Commerce to renew the building lease for the Railroad Depot through May 31, 2017 with the modification of the removal of the thirty-minute parking.

**Discussion:** None.

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

The motion carried.

**14C-00355 – DISCUSSION AND POSSIBLE ACTION ON THE RE-APPOINTMENT OF KIM COOK AND JAMES BARANSKI TO THE ZONING BOARD OF APPEALS FOR TERMS EXPIRING JULY 1, 2019**

**Motion:** Fach moved, seconded by Kieffer, to approve the re-appointment of Kim Cook and James Baranski to the Zoning Board of Appeals for terms expiring July 1, 2019.

**Discussion:** None.

**Roll Call:** AYES: Kieffer, Lincoln, Bernstein, Fach, Painter

NAYS: None  
ABSTAIN: Greene

The motion carried.

**14C-00356 – DISCUSSION AND POSSIBLE ACTION ON THE RE-APPOINTMENT OF KATIE WIENEN, JACK DENNERLEIN, AND LARRY WIEDENHEFT TO THE HISTORIC PRESERVATION COMMISSION FOR TERMS EXPIRING SEPTEMBER 24, 2016**

**Motion:** Fach moved, seconded by Greene, to approve the re-appointment of Katie Wienen, Jack Dennerlein and Larry Wiedenheft to the Historic Preservation Commission for terms expiring September 24, 2016.

**Discussion:** None.

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

The motion carried.

**14C-00357 – DISCUSSION AND POSSIBLE ACTION ON THE AWARD OF CONTRACTS FOR THE POLICE DEPARTMENT REMODELING PROJECT**

**Motion:** Kieffer moved, seconded by Lincoln, to table item 14C-00357 to allow staff to get more information on bids.

**14C-00358 – DISCUSSION AND POSSIBLE ACTION ON AWARDED A CONTRACT FOR PLAN REVIEW SERVICES FOR THE PRAIRIE RIDGE PROJECT**

Painter recused herself from action on this item.

**Motion:** Lincoln moved, seconded by Bernstein, to award a contract for Plan Review Services for the Prairie Ridge Project to Baranski, Hammer, Moretta & Sheehy Architects & Planners in the amount of \$12,000 taking effect once the building permit application and fees has been received.

**Discussion:** Lincoln noted the permit fees will be well above this amount.

Fach voiced concern that it seems like the County ought to be reviewing these plans as they are the ones who will make the money off of this construction year after year.

Moran advised the contract for \$12,000 is an estimate based on hours needed to review the plans. They estimate 100-120 hours. Postage and printing costs will be billed dollar for dollar. Moran advised the City has jurisdiction because they are subject to an annexation agreement. We have already conducted the zoning review on the project. They will connect to the city water and sewer system and will pay a surcharge on those fee as they are outside of the city limits.

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

The motion carried.

**14C-0359 – WARRANTS**

**Motion:** Greene moved, seconded by Bernstein, to approve the Warrants as presented.

**Discussion:** Lincoln noted according to the bills, we are now able to monitor the HVAC for Turner Hall from City Hall.

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

The motion carried.

**14C-0360 – ALDERPERSONS’ COMMENTS**

**Casey’s General Store** – Greene stated if Casey’s is going to be coming in the County and they wish to hook to City water and sewer, this is something that should be looked at very closely. He doesn’t feel the City should be giving water and sewer away.

**Military Vehicles** – Greene questioned the surplus property the City has received. Moran advised the City has received military surplus property at no cost. The City received a tool truck with tools, mobile pumps and other miscellaneous items.

**Annexation** – Fach also voiced concern with Casey’s not being annexed. He also noted the City has a lot of little un-annexed areas throughout the city that should be annexed. He is opposed to developing and not being in the city.

**Surplus Equipment** – Fach feels it would be a good idea for staff to run items past the council before accepting any additional equipment.

**Flower Bed/Parker** – Fach reported the flower bed along Parker Street is getting out of hand. The stone wall is falling done and it hasn’t been touched all summer. He suggested looking for some volunteer gardeners to take care of it.

**Congratulations** – Painter congratulated the people at the Jo Daviess Conservation Foundation and City Staff for a great Gateway Park Grand Opening. There were over 100 people in attendance.

**Galena Center for Arts** – Painter stated she heard the Galena Center for the Arts had a great opening for their “Cheers, the Art of Drink”. This is a great example of a group of citizens getting together and working on a project. Bernstein stated attended and it was fun and very nicely done.

**Master Gardeners** – Bernstein recommended contacting the Master Gardeners or the Junior Master Gardeners to see if they might be willing to take on the flower bed as a project.

**14C-0361 – CITY ADMINISTRATOR’S REPORT**

**Park Avenue** – Moran reported things were going along fine until last Friday when they discovered poor soil conditions similar to the Fire Training Facility. There will be a change order on the project. They had to remove stone, dig deeper, install geotech fabric and build more of a base. They are still expecting the curb and gutter to be completed this week with the project being completed by the end of September.

**14C-0362 – MAYOR’S REPORT**

Renner agrees the City should take a look at providing water outside the city limits and come up with some options. He agrees properties that are outside the City and are surrounded on 3 sides should be annexed.

**14C-0363 – MOTION FOR EXECUTIVE SESSION**

**Motion:** Lincoln moved, seconded by Bernstein, to recess to Executive Session to discuss the following:

- Employee hiring, firing, compensation, discipline and performance, Section 2 (c) (1)
- Review of Executive Session Minutes, Section 2 (c) (21)

**Discussion:** None.

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

The motion carried.

The meeting recessed at 7:34 p.m.

The meeting reconvened at 7:58 p.m.

**14C-0364 – DISCUSSION AND POSSIBLE ACTION ON EMPLOYEE HIRING AND COMPENSATION**

**Motion:** Painter moved, seconded by Greene, to employ Janelle Keefer as the Facilities Manager at the rate of \$20.00 per hour for 20 hours per week.

**Discussion:** None.

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

The motion carried.

**14C-0365 - ADJOURNMENT**

**Motion:** Kieffer moved, seconded by Bernstein to adjourn.

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 7:59 p.m.

Respectfully submitted,



Mary Beth Hyde  
City Clerk

ATTACHMENT #1

**TURNER HALL IMPROVEMENT PLAN: PROJECT BUDGET**

NO.	FISCAL YEAR	ACTIVITY	Contractor	ESTIMATED COST	CONTRACT AMOUNT	ACTUAL AMOUNT	BUDGET SOURCE		
							CITY OF GALENA	GALENA FOUNDATION	OTHERS
1	14	Code compliance evaluation (exiting, sprinklers, fire escapes)	Adam Johnson Architecture	NA	\$3,000	\$1,000	\$0	\$0	
2	14	Design and plans for "Kitchen Addition," including cost estimate	Adam Johnson Architecture	NA	\$14,000	\$10,000	\$0	\$0	
<b>FY 2013-14 TOTAL</b>					<b>\$17,000</b>	<b>\$11,000</b>	<b>\$0</b>	<b>\$0</b>	
1	14	Code compliance evaluation (exiting, sprinklers, fire escapes)	Adam Johnson Architecture	NA	\$3,000	\$1,000			
2	14	Design and plans for "Kitchen Addition," including cost estimate	Adam Johnson Architecture	NA	\$14,000	\$4,000			
3	15	Air conditioning of lighting room	Top Notch Heating and AC	NA	\$2,715	\$2,715	\$0	\$0	
4	15	WiFi installation	Sand Prairie Wireless	NA	\$750	\$750	\$0	\$0	
5	15	Remote monitoring and operation of HVAC	Top Notch Heating and AC	NA	\$915	\$915	\$0	\$0	
6	15	Window maintenance in preparation for addition of storm windows	White Construction	NA	\$10,175	\$5,088	\$5,088	\$0	
7	15	Rear wall excavation and waterproofing	Ben Wenen Construction	NA	\$8,000	\$4,000	\$4,000	\$0	
8	15	Replace exterior doors, fire escapes and sidewalks	White Construction	NA	\$105,000	\$13,500	\$91,500	\$0	
9	15	Repair sprinkler system	NA	NA	\$14,000	\$7,000	\$7,000	\$0	
<b>FY 2014-15 TOTAL</b>					<b>\$141,555</b>	<b>\$38,968</b>	<b>\$107,588</b>	<b>\$0</b>	
10	16	Fabricate and install storm windows	Dubuque Door and Sash	\$20,000	NA		\$10,000	\$10,000	
<b>FY 2015-16 TOTAL</b>				<b>\$20,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$10,000</b>	
11	17	Building addition and remodel with kitchen, bathrooms and storm windows	NA	\$1,000,000	NA		\$0	\$500,000	
<b>FY 2016-17 TOTAL</b>				<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>	
<b>PROJECT TOTAL</b>					<b>\$158,555</b>	<b>\$20,380</b>	<b>\$59,968</b>	<b>\$617,588</b>	

Notes:  
 Project No. 9 includes a \$78,000 contribution from the Galena Foundation (from the Save Turner Hall Fund)

City of Galena, Illinois

Budget Amendment No. 15-03

Fiscal Year 2014-15



Line Item Title	Line Item No.	Beginning Balance	Increase	Decrease	Ending Balance
Turner Hall Improvements	58.54.820.00	\$ 14,000	\$ 29,500		\$ 43,500

Justification:

This budget amendment includes the following proposed change to the current budget:

- At the September 8, 2014 city council meeting, the council approved several contracts for improvements to Turner Hall as well as \$29,500 of funding for the improvements. The proposed budget amendment would transfer \$29,500 from the General Fund savings to the Turner Hall Fund.

Effect of Budget Amendment on Budget:

Fund	Approved Budget	Budget After Previous Amendments	Budget After Proposed Amendment
General Fund Revenues	\$ 3,357,160	\$ 3,357,160	\$ 3,357,160
General Fund Expenses	\$ 3,637,160	\$ 3,674,315	\$ 3,703,815
<b>General Fund Total</b>	<b>\$ (280,000)</b>	<b>\$ (317,155)</b>	<b>\$ (346,655)</b>
Other Fund Revenues	\$ 5,122,020	\$ 5,122,020	\$ 5,122,020
Other Fund Expenses	\$ 5,833,920	\$ 5,873,620	\$ 5,873,620
<b>Other Fund Total</b>	<b>\$ (711,900)</b>	<b>\$ (751,600)</b>	<b>\$ (751,600)</b>
<b>Total Budget Surplus/(Deficit)</b>	<b>\$ (991,900)</b>	<b>\$ (1,068,755)</b>	<b>\$ (1,098,255)</b>

Approved by City Council on \_\_\_\_\_

Mark Moran  
Budget Officer



# CITY OF GALENA, ILLINOIS

101 Green Street • P.O. Box 310 • Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Turner Hall Committee & Andy Lewis, City Engineer

DATE: 17 September 2014

RE: Turner Hall Improvements  
Approval of Bids

At their last meeting the city council approved a program of improvements at Turner Hall. This included a number of items that were part of a bid received in July this year. These included: replacing exterior doors, replacing fire escapes on the north side, new metal walkway and concrete sidewalks on north side and replacing a stone retaining wall.

Bids to complete the proposed work were obtained from three contractors. These are summarized below and detailed in the attached table:

Contractor	Amount \$
Faulkner Construction	199,500
White Construction	107,000
Montgomery Timmerman	164,441

During their meeting the Turner Hall Committee decided not to rebuild the stone retaining wall at the north-west corner and instead close-off the doorway and backfill the area. This would reduce the overall cost by \$2,000 resulting in a total bid amount of \$105,000 – which was the amount approved by the city council.

FIRE ESCAPE REPLACEMENT AT TURNER HALL - Bid 21 July 2014

REF #	BID ITEMS	UNIT	QUANTITY	White Construction		Montgomery Timmerman		Faulkner Construction	
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
1	Replace existing retaining wall	SUM	1	5,050.00	5,050.00	18,192.00	18,192.00	32,963.00	32,963.00
2	Replace exterior doors	SUM	1	49,650.00	49,650.00	66,143.00	66,143.00	63,147.00	63,147.00
3	New concrete sidewalks & piers	SUM	1	7,800.00	7,800.00	11,111.00	11,111.00	29,875.00	29,875.00
4	New metal stairs	SUM	1	34,650.00	34,650.00	49,630.00	49,630.00	53,340.00	53,340.00
5	New metal walkways	SUM	1	9,850.00	9,850.00	19,365.00	19,365.00	20,175.00	20,175.00
	<b>TOTAL</b>				<b>107,000.00</b>		<b>164,441.00</b>		<b>199,500.00</b>
A1	Alternate bid for concrete sidewalks instead of metal walkways	SUM	1	4,900.00	4,900.00	6,426.00	6,426.00	6,400.00	6,400.00
A2	Alternate bid for wood deck instead of metal walkways	SUM	1	18,100.00	18,100.00	12,000.00	12,000.00	6,550.00	6,550.00

## "Top of Illinois Wine Fest"

### Purpose

***Promote Illinois Wine***

***Create a fun community event that benefits our partner charitable groups***

***Fund NIWG research at our experimental vineyard***

Current lead charity partner Jo Daviess Conservation Foundation (JDCF)

Headquartered in Elizabeth IL

900 members

### When

June 27, 2015, Depot Park, Galena

The festival is targeting 2000 attendees, wine tasting will be provided by participating wineries from northern Illinois and neighboring states.

Local food vendors will be invited to attend, with a broad cross section of entrees and desserts

Musical entertainment (acoustic or lightly amplified) will be featured on a center stage

Information tents to demonstrate winemaking, the Driftless area topography, Illinois wine, and the city of Galena

Fun competitions will include water races, wine stomping, and more

Art, Jazz, Cheese, Chocolate are some additional offerings under discussion

## About NIWG

The Northern Illinois Wine Growers (NIWG) association was formed in 1998. NIWG is a non-profit organization with the goal of informing and educating the public about new grape varieties that have been developed specifically for our region. The new varieties and resulting wines have different names from the more familiar, commercially available wines that most people know. The established varieties have been developed over centuries. NIWG's wines have been developed over the last few decades, with most in only the last 10-15 years (and more being developed!). Being the "new kid on the block," NIWG hopes to appeal to those adventurous, pioneering spirits that are looking to explore and discover new tasting frontiers.

NIWG is primarily comprised of winemakers and grape growers at both the professional and amateur levels, each contributing to the understanding of this developing industry and its needs. The professional levels provide invaluable insight and appreciation of the industry's more current needs for success from both the agricultural and vintner business perspectives, while the amateur levels provide an avenue for experimentation in meeting future needs. NIWG is fortunate enough to have been gifted an experimental vineyard for the last 11 years that currently has 22 grape varieties that are being grown and researched. Quality and production levels are monitored for each variety. At harvest time, the amateur winemakers experiment with various winemaking methods and the blending of varieties in search of new regional wines made from our local grapes.

### NIWG's mission is to...

- disseminate knowledge about wine grape growing in Northern Illinois
- test new varieties of grape as to winter hardiness
- make wine from experimental varieties to evaluate and share
- provide a forum for winemakers to network
- promote the selection of several "signature" northern Illinois wines
- encourage and assist new growers, to benefit the wineries

Questions pertaining to NIWG can be addressed to

Lynn Pease, Elizabeth IL      [lapease@sandprairie.net](mailto:lapease@sandprairie.net)

NIWG President

Please Note: By accepting the enclosed park facility reservation permit, the user designated on the permit agrees to and accepts the terms of this agreement.

User Name: LYNN PEASE User Organization: NIWG

Park Facility: DEPOT PARK

Use Date(s): Saturday, June 27-2015

Fee Paid: \_\_\_\_\_

City of Galena Use Only

Permit Issued By: \_\_\_\_\_ Date: \_\_\_\_\_

**CHANGE ORDER**

Number: **#1** Date of Issuance: **15 September 2014**

Project: **Park Avenue Reconstruction**

OWNER: **City of Galena**

ADDRESS: 312-1/2 N. Main Street, Galena, IL 61036

CONTRACTOR: **Fischer Excavating**  
**1567 Heine Road, Freeport IL 61032**

ENGINEER/ARCHITECT: **MSA Professional Services**

You are directed to make the following changes in the Contract Documents:

DESCRIPTION OF CHANGE ORDER:

Ref.#	Work Item	Justification	Cost \$
1	Additional 6 inches of 3 inch clean breaker between stations 13+25 and 16+25. Approximate quantity 280 tons at \$25.11 using alternate item A2	Softer than expected blue gray clay required removal and construction of thicker base material	7,030.80
2	Alternate detail of 24 inches of 4-6 inch clean breaker between stations 11+00 and 13+25. Approximate quantity 744 tons at \$32.	Softer than expected blue gray clay required removal and construction of thicker base material	23,808.00
3	Addition of geotextile fabric between stations 11+00 and 13+25. Approximate quantity 667 square yards at \$2.50.	Softer than expected blue gray clay required removal and construction of reinforced thicker base material	1,667.50
	<b>TOTAL</b>		<b>32,506.30</b>

ATTACHMENTS: Refer to work change directives and contractor's letter

CHANGE IN CONTRACT PRICE:

Original Contract price, including alternates 1-5		\$291,877.76
Net Change previous Change Orders	ADD	\$0.00
Revised Contract price with previous change orders		\$291,877.76
Net Change of this Change Order	ADD	\$32,506.30
Contract price with all approved Change Orders		<b>\$324,384.06</b>

CHANGE IN CONTRACT TIME:

Original Contract Substantial Completion Date	26 September 2014
Contract Completion Date Adjustment previous Change Orders	0 days
Contract Completion Date Adjustment this Change Order	1 days
Adjusted Contract Substantial Completion Date including Change Orders	29 September 2014

Recommended by:

\_\_\_\_\_  
ENGINEER

\_\_\_\_\_  
Date

Approved by:

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
Date

Approved by:

\_\_\_\_\_

\_\_\_\_\_

# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: September 17, 2014 

RE: Police Department Remodeling Bids (**Updated for Sept. 22 Agenda**)

Three bids for the general construction of the Police Department Remodeling Project were received and opened on September 3. I am writing to transmit the bid results, other costs outside of the general construction bid, and the estimated total project cost.

### Bid Results

The low base bid for the general construction was Bockelman, Skrine, Inc. at \$299,498. A summary of the base bids and three alternates for each of the three contractors is shown in Table 1.

Table 1. Police Department Remodeling Bid Summary

Project Element	Bockelman Skrine, Inc.	Montgomery Timmerman	Tricon Construction
Base Bid	\$299,498	\$ 346,468	\$394,000
Alternate 1 (underlayment for carpet squares)	\$5,700	\$7,500	\$11,600
Alternate 2 (rolled carpet instead of squares)	\$-7,000	\$-8,985	\$-2,500
Alternate 3 (backup power generator)	\$43,000	\$25,600	\$26,000
<b>TOTAL (base bid plus Alternate 1)</b>	<b>\$305,198</b>	<b>\$353,968</b>	<b>\$405,600</b>

Following the opening of the bids, our staff reviewed the qualifications of the low bidder, Bockelman Skrine, Inc. The review included meeting with owner Bob Bockelman, contacting references provided by the company, contacting others who were known to have contracted with the company, and contacting the Illinois Department of Finance and Profession Regulation.

In our meeting with Bockelman, he appeared to have a thorough understanding of our project plans. Bockelman worked for the City of Galena in 2004 as the general contractor (then Gateway Construction) for the swimming pool bathhouse remodeling. His work on that project was satisfactory and without issues.

The reference checks for Bockelman Skrine, Inc. were mixed. Some clients, such as the Hanover Library District and the Irish Cottage, were very pleased with the work of the company. Other inquires yielded less than satisfactory performance reviews. One client, not listed as a reference, was the City of Savanna, Illinois. Bockelman Skrine, Inc. was the general contractor on their city hall remodeling project. The contractor's performance in Savanna was described as very poor. The June 13, 2013 minutes of the Savanna City Council describe a unanimous vote to "initiate legal procedures against Bockelman Skrine, Inc. to resolve deficient conditions existing in the City Hall building project by performing and completing the construction deficiencies and that the City be allowed to obtain bids to get this work repaired." Following a 2009 job for the Jo Daviess County Housing Authority, Bockelman Skrine, Inc. was fined \$2,000 by the Illinois Department of Finance and Professional Regulation (IDFP) for roofing without a roofing license after submitting the bid for the work using the roofing license of another company. A legal Consent Order was issued by the IDFP which included the fine.

The Galena Code of Ordinances states that the contract for each bid project must be awarded to the lowest responsible bidder. In awarding the contract, in addition to price, the code states that the City Council shall consider:

- (1) The ability, capacity and skill of the bidder to perform the contract to provide the services required;
- (2) Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
- (3) The character, integrity, reputation, judgment, experience and efficiency of the bidder;
- (4) The quality of the performance of previous contracts or services;
- (5) The previous and existing compliance by the bidder with laws and ordinances relating to the contractor service;
- (6) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (7) The quality, availability and adaptability of the supplies or contractual services to the particular use required;
- (8) The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;
- (9) The number and scope of conditions attached to the bid.

If you were to determine that Bockelman Skrine, Inc. is not the lowest responsible bidder for any one or more of the reasons listed above, you would then review the qualifications of the next lowest bidder or reject all bids. Our staff would be prepared to address the qualifications of the next lowest bidder at the council meeting.

#### Furniture, Fixtures and Equipment

Other project elements not included in the general construction bid include: furniture, window treatments, interrogation room audio/visual system, security camera system, training/conference room audio/visual system, computer networking, building signs, and architectural/construction observation fees. A summary of all of the known project costs is

shown in Addendum A. Assuming the acceptance of the low base bid and Alternate 1, the total project cost would be \$401,750. This figure does not include a contingency for unforeseen issues/costs.

When the project scope was last discussed by the city council in April, the estimated project cost was \$341,400. This cost did not include the backup power generator or any work on the lower level. The current plan includes a basic remodel of the lower level to include locker rooms and a simple booking room. Some demolition on the lower level is planned to improve the garage space. New LED lighting has also been added to the second level as the existing lighting could not be transferred to the planned suspended ceiling.

### Budget

The current budget includes \$300,000 for the project. No borrowing is planned. In order to proceed with the full project (omitting only the generator), the council would have to be prepared to amend the budget to cover the total cost of \$401,750. If the project were fully funded the projected year-end fund balance for the General Fund would be \$1,791,421 or 47% of annual operating expenses. This would exceed the 40% reserve recommended by our Fund Balance Policy.

### Surplus Property

Under the current plan, all of the existing furniture in the building would be replaced with new furniture. If you choose to proceed with the remodeling project, I request permission to sell the existing furniture. I have obtained two bids for the sale and removal with a high bid of \$1,855. I have included a separate memorandum on this issue as well as an ordinance to declare the property as surplus and proceed with the sale. The revenue from the sale would be used to offset project costs.

To move forward with the project, we would need motions and votes on the following:

- (1) Award of base bid and selected alternate(s).
- (2) Award of contracts for furniture, fixtures, and equipment:
  - i. Furniture
  - ii. Lockers
  - iii. Window treatments
  - iv. Interrogation system
  - v. Security camera system
  - vi. Training/conference room electronics
  - vii. Computer networking
  - viii. Building signs
- (3) Award of contract for sale of surplus property and adopted surplus property ordinance.

Please let me know if you have any questions. Thank you.

Addendum A. Police Department Remodeling Project Costs

Item	Firm	Cost
<b>Professional Services</b>		
Design Development	Baranski, Hammer, Moretta, & Sheehy	\$1,500
Construction Documents	Baranski, Hammer, Moretta, & Sheehy	\$11,000
Construction Observation	Baranski, Hammer, Moretta, & Sheehy	\$5,600
<b>General Construction Contract</b>		
Base Bid	Bockelman Skrine, Inc.	\$299,498
Alternate 1 (Underlayment for Carpet Squares)	Bockelman Skrine, Inc.	\$5,700
Alternate 2 (Rolled Carpet)		Omit
Alternate 3 (Generator)		Omit
<b>Furniture and Fixtures</b>		
General Office Furniture	SBM Office Equipment (current vendor)	\$52,290
Lockers	Salsbury Industries (low bid)	\$5,575
Window Treatments (40+ windows)	Vignettes (current vendor)	\$7,360
<b>Other</b>		
Interogation Video System	Globalcom Technologies (low bid)	\$3,575
Security System Cameras	Globalcom Technologies (low bid)	\$2,915
Training/Conference Room Electronics	Globalcom Technologies (low bid)	\$1,295
Computer Network (estimate)	Wizard Computer (current vendor)	\$2,500
Building Signs	Lange Signs (current vendor)	\$2,936
	<b>TOTAL PROJECT COST</b>	<b>\$401,744</b>

Notes:

General Fund projected year-end balance after Police Department Remodel expenses	\$1,791,421
Projected year-end fund balance for all funds	\$6,124,053



**MEMORANDUM**

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: September 15, 2014

RE: Third Street Vacation

Monday's meeting agenda includes a public hearing for an application by Louis and Mary Nack to vacate an area of the Third Street right-of-way. The applicant has maintained the unopened right-of-way as yard for many years. A plat of the proposed vacation is attached for your review.

Our staff has reviewed the request and reached the following conclusions:

1. The subject area of the right-of-way is not improved for public purposes except for a sidewalk between Third Street and Bouthiller Street. The vacation would *exclude* the area of the sidewalk so it would remain open for public use. There is not plan to improve the section of right-of-way proposed for vacation.
2. Constructing a street on the subject right-of-way would not be practical because of the topography.
3. Once land is vacated, the city relinquishes the possibility of making public improvements on the surface of the land. As is the case with all vacations, easement rights would be maintained on the property in order to permit the future installation of public utilities as may be needed. No additional permanent structures would be permitted on the easement.
4. The staff does not object to the proposed vacation.

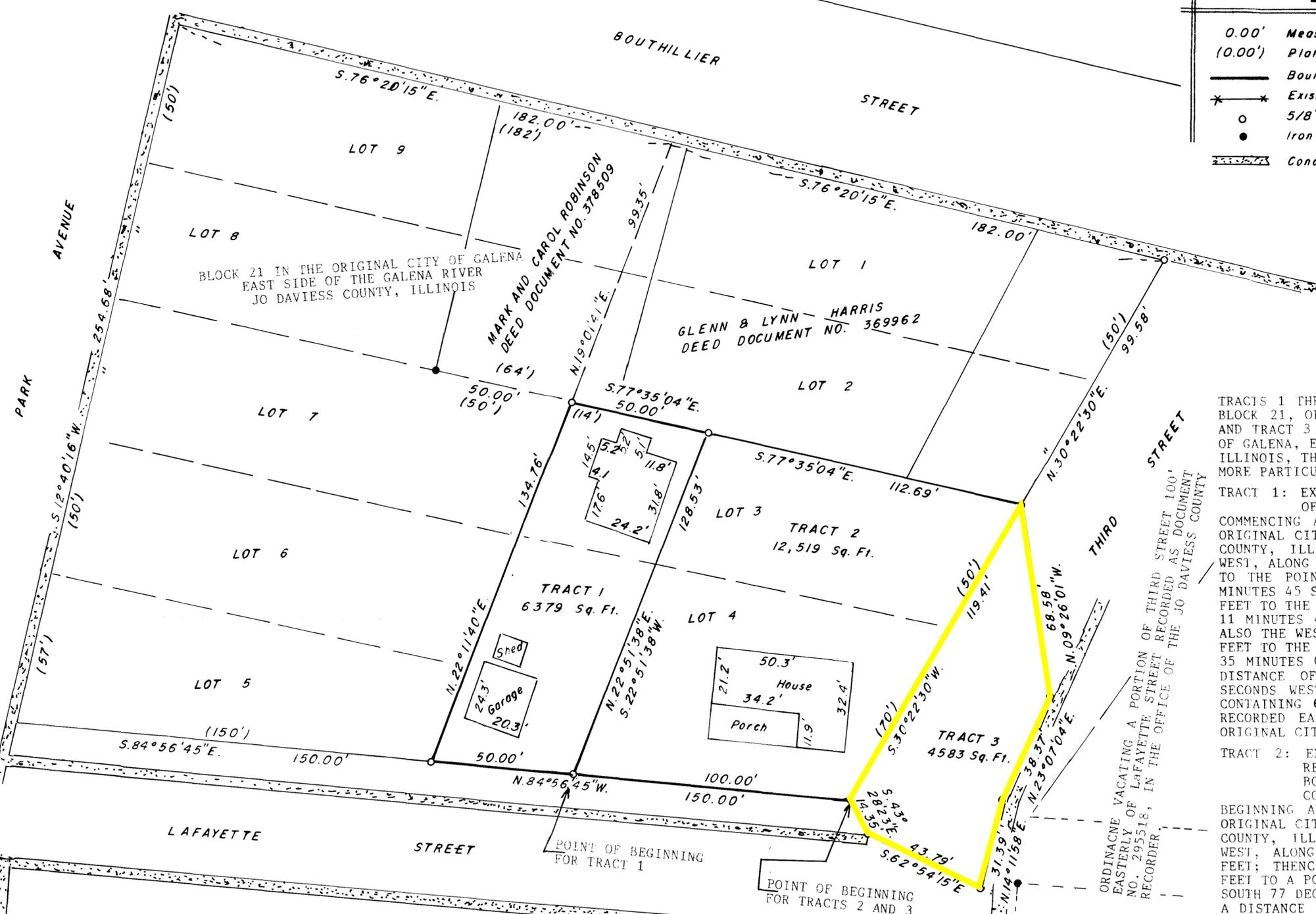
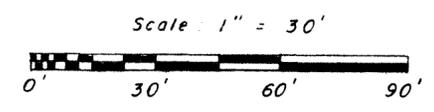
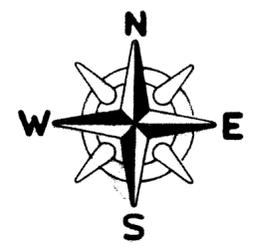
The applicant has obtained an appraisal of the property from Homestead Appraisals. The appraised value of the property is \$7,200, but takes into account the improvements made to the property by the petitioner. The petitioner requests consideration for a lower sale price.

An ordinance has been prepared to complete the conveyance of the property to the petitioner should you agree to the vacation. The ordinance is attached.

Please let me know if you have any questions. Thank you.

**Legend**

- 0.00' Measured Distance/Bearing
- (0.00') Platted/Deeded Distance/Bearing
- Boundary of the Property Surveyed
- \* \* \* Existing Fence Line
- 5/8" x 36" Iron Rod Set
- Iron Rod/Pipe Found
- ▬ Concrete Sidewalk



LOUIS A. NACK, JR. AND MARY DOLORES NACK  
 PLAT OF SURVEY  
 FOR

TRACTS 1 THROUGH 3 WITH TRACTS 1 AND 2 LOCATED IN LOTS 3 AND 4 IN BLOCK 21, ORIGINAL CITY OF GALENA, EAST SIDE OF THE GALENA RIVER, JO DAVIESS COUNTY, ILLINOIS; AND TRACT 3 LOCATED IN A PART OF THIRD STREET IN THE ORIGINAL CITY OF GALENA, EAST SIDE OF THE GALENA RIVER, ALL IN JO DAVIESS COUNTY, ILLINOIS, THE INDIVIDUAL BOUNDARIES OF EACH TRACT AS SURVEYED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: EXISTING PARCEL RECORDED AS DOCUMENT NO. 328036 IN THE OFFICE OF THE JO DAVIESS COUNTY RECORDER.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 21 IN THE ORIGINAL CITY OF GALENA, EAST SIDE OF THE GALENA RIVER, JO DAVIESS COUNTY, ILLINOIS; THENCE NORTH 84 DEGREES 56 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 84 DEGREES 56 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 22 DEGREES 11 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4 AND ALSO THE WEST LINE OF LOT 3 IN SAID BLOCK 21, A DISTANCE OF 134.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 77 DEGREES 35 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 50.00 FEET; THENCE SOUTH 22 DEGREES 51 MINUTES 38 SECONDS WEST, 128.53 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 6,379 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY AND ALL RECORDED EASEMENTS AND RIGHT-OF-WAYS, ALL BEING SITUATED IN THE ORIGINAL CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS.

TRACT 2: EXISTING PARCEL RECORDED IN THE COMBINATION OF DEEDS RECORDED IN DEED BOOK 197, PAGE 869, AND ALSO IN DEED BOOK 199, PAGE 209, ALL IN THE OFFICE OF THE JO DAVIESS COUNTY RECORDER.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 21 IN THE ORIGINAL CITY OF GALENA, EAST SIDE OF THE GALENA RIVER, JO DAVIESS COUNTY, ILLINOIS; THENCE NORTH 84 DEGREES 56 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 100.00 FEET; THENCE NORTH 22 DEGREES 51 MINUTES 38 SECONDS EAST, 128.53 FEET TO A POINT ON THE NORTH LINE OF LOT 3 IN SAID BLOCK 21; THENCE SOUTH 77 DEGREES 35 MINUTES 04 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 112.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 30 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 119.41 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 12,519 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY AND ALL RECORDED EASEMENTS AND RIGHT-OF-WAYS, ALL BEING SITUATED IN THE ORIGINAL CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS.

**TRACT 3: A PORTION OF THIRD STREET TO BE VACATED:**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 21 IN THE ORIGINAL CITY OF GALENA, EAST SIDE OF THE GALENA RIVER, JO DAVIESS COUNTY, ILLINOIS; THENCE SOUTH 43 DEGREES 28 MINUTES 23 SECONDS EAST, 14.35 FEET; THENCE SOUTH 62 DEGREES 54 MINUTES 15 SECONDS EAST, 43.79 FEET; THENCE NORTH 14 DEGREES 11 MINUTES 58 SECONDS EAST, 31.39 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 04 SECONDS EAST, 38.37 FEET; THENCE NORTH 09 DEGREES 26 MINUTES 01 SECONDS WEST, 68.58 FEET TO THE NORTHEAST CORNER OF LOT 3 IN SAID BLOCK 21; THENCE SOUTH 30 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 119.41 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 4,583 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY AND ALL RECORDED EASEMENTS AND RIGHT-OF-WAYS, ALL BEING SITUATED IN THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS.

NOTE: FOR THE PURPOSES OF THIS SURVEY, THE SOUTH LINE OF BLOCK 21 ORIGINAL CITY OF GALENA, EAST SIDE OF THE GALENA RIVER, IS ASSUMED TO BEAR NORTH 84 DEGREES 56 MINUTES 45 SECONDS WEST.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
 COUNTY OF JO DAVIESS } SS

I, PAUL C. BRASHAW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2567, DO HEREBY CERTIFY THAT I HAVE FOUND AND/OR SET THE SURVEY MONUMENTS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE SPECIFIED. THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE PERFORMANCE OF THE PROPERTY SURVEY.

I FURTHER CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNED AND SEALED THIS 20th DAY OF August, 2014.

*Paul C. Brashaw*  
 PAUL C. BRASHAW  
 ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2567  
 MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2014



SURVEYED FOR LOUIS A. NACK, JR., AND MARY DOLORES NACK  
 208 LAFAYETTE STREET  
 GALENA, ILLINOIS 61036  
 TELEPHONE 815) 777-0202

**Paul C. Brashaw**  
 4413 W. Stagecoach Tr Galena Illinois 61036  
 Telephone (815) 777-1172

DATE AUGUST 20, 2014  
 SHEET 1 OF 1

Ordinance #0-14-\_\_\_\_\_

**AN ORDINANCE PROVIDING FOR THE VACATION  
OF A PORTION OF THIRD STREET**

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**WHEREAS**, the City of Galena finds that the public interest will be subserved pursuant to 65 ILCS 5/11-91-1 et seq. by vacating a part of Third Street legally described on Exhibit "A" and being approximately 4,583 square feet in area; and

**WHEREAS**, Louis Nack, Jr. and Mary Nack, (the "Owner") are the owners of Lots 3 and 4 of Block 21 in the Original City of Galena, East Side of the Galena River, Jo Daviess County, Illinois, commonly known as 208 Lafayette Street, Galena; and

**WHEREAS**, the Owner petitioned the Galena City Council to vacate a 4,583 square feet unopened section of the Third Street right-of-way adjacent to their property; and

**WHEREAS**, the Owner has maintained the city-owned property for many years; and

**WHEREAS**, the subject right-of-way is fully described on Exhibit "A" attached hereto; and

**WHEREAS**, the Owner desires to acquire an interest in the real property that is the subject to the vacation petition; and

**WHEREAS**, surrounding property owners and the public at large were notified of the request to vacate and invited to a public hearing before the city council conducted on September 22, 2014; and

**WHEREAS**, the City of Galena finds that it is expedient for the public good to vacate said portion of Third Street and that no public interest will be subserved by vacating that portion of the street; and

**WHEREAS**, the Owner obtained a certified appraisal of the subject portion of Third Street that determined the fair market value as \$7,200.00; and

**WHEREAS**, the Owner agrees to compensate the City of Galena \$7,200.00 in exchange for the conveyance of the subject property to the Owner.

**NOW THEREFORE, BE IT ORDAINED** and enacted by the City of Galena, that all of that certain portion of real property situated in the City of Galena and being more particularly described on Exhibit "A" **IS HEREBY VACATED** and title shall be vested in Louis Nack, Jr. and Mary Nack, their successors or assigns.

**SECTION 1:** All of that certain portion of real property situated in the City of Galena and being more particularly depicted in Exhibit "A" **IS HEREBY VACATED** to Louis Nack, Jr. and Mary Nack upon payment of \$7,200.00. The property interest in the right-of-way shall vest to the purchaser's successors or assigns.

**SECTION 2:** It is further directed that the street right-of-way described in Exhibit "A" be stricken from the City of Galena street plat.

**SECTION 3:** The City of Galena reserves an easement over, under and through the vacated property for future uses. The vacation of said parcel is subject to the rights of all public utilities in said parcel, rights-of-way and easements necessary or desirable for installing or continuing public service in said street and the person or parties requesting such vacation shall be responsible to said public utilities for any vacating, rearrangement or relocating costs in the event the same are necessary without any costs to the City of Galena, its successors or assigns. The utility easement shall be to the benefit of the City of Galena, and assignable by the City of Galena to other providers of utilities, for the installation of utilities either above or below grade. No new permanent structures shall be located by the Owner, their successors or assigns, on the easement. Any existing encroachments on the easement may be maintained or replaced at the discretion of the Owner.

**SECTION 4:** By means of the conveyance of the subject property to the Owner, the City of Galena forever relinquishes any and all responsibility or liability for said property and any improvements to said property.

**SECTION 5:** All ordinances or parts of ordinances conflicting with the provisions of this ordinance are hereby repealed.

**SECTION 6** Passed on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, in open Council.

**AYES:**

**NAYS:**

\_\_\_\_\_  
TERRY RENNER, MAYOR

ATTEST:

\_\_\_\_\_  
MARY BETH HYDE, CITY CLERK

Prepared by and return to:  
Mark Moran, City Administrator  
City of Galena  
101 Green Street, P.O. Box 310  
Galena, IL 61036



**MEMORANDUM**

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator 

DATE: September 15, 2014

RE: Sullivan Annexation Agreement Amendment

In 2010, the city entered into an annexation agreement with Jim Sullivan and partners for the 33 acre parcel between Powerhouse Hill Road and Gateway Park. The agreement set forth that the owner would connect any future buildings on the property to public water and sewer. Owner Jim Sullivan has a prospective buyer for at least three acres of the property and is requesting the buyer be permitted to install a septic system instead of connecting to city sewer.

I am attaching the pages of the annexation agreement that pertain to water and sewer. The agreement has detailed and extensive language explaining the requirement to connect to city utilities and the related responsibilities of each party. The city agreed to allow the connection to the public mains if the owner demonstrated sufficient system capacities, easements, and permits. The owners of the subdivision agreed to bear all costs associated with the connections to the city water and sewer system.

A public water main is located adjacent to the property on US Route 20. The public sewer is located at the bottom of Powerhouse Hill Road, approximately 2,000 feet from the northern boundary of the property and 4,000 feet from southern boundary. Public sewer is also located in the TImp Subdivision about 600 feet from the Sullivan property boundary. A preliminary review indicates that easements would be required across private property to access the sewer mains. The cost of connecting to the public sewer could be expected to be sizable.

Any annexation agreement may be amended following a duly noticed public hearing. The public hearing will occur at the beginning of the September 22 city council meeting. Notice of the hearing was published in the Galena Gazette.

Please let me know if you have any questions. Thank you.



11875 Rt. 20 E  
Stockton, IL 61085

Phone 815-947-9040  
Fax 815-947-2193

August 27, 2014

Mark Moran and City of Galena,

I have a local retailer who has expressed interest in purchasing three acres or more on the corner of Powderhouse Hill Road and Rt. 20 on the east side of Galena.

It is within the boundaries of the 33 acre PUD zoned property. I know in the annexation agreement it states we have to hook up to city water and sewer. Because of the distance to existing sewer, it is cost prohibitive for them or us as owners to do so.

Therefore, I would like to ask the City to grant the use of septic in the area until which time it could be feasible to hook to city sewer.

If you need more information or application, please let me know.

Thank you,

Jim Sullivan



## **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. All buildings on the property that are required by building code to have sanitary sewer facilities shall be connected to the public sewer system and shall not be permitted to utilize septic treatment or other alternative treatment or containment systems. Owners shall provide, at the sole cost and expense of the Owners, 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 Owners, 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 Owners prior to the City authorizing the Owners 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 at the sole cost and expense of the Owners. 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 Owners shall have the right to connect to and use such sanitary sewer system and mains. Prior to the issuance of any building permits, Owners 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. Should the property not be annexed at the time of permit application, Owners shall be subject to a fifty percent (50%) surcharge or additional fees as set forth in City Code of Ordinances Section 51.008 for usage that may be applied to properties outside of the municipal limits over and above those applied to properties within the City limits.

6.3 The Owners 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 Owners 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 Owners prior to authorization to connect either to the existing sewer system or any extension or expansion thereof accomplished by Owners or the City pursuant to the terms of this Agreement. City shall without cost to the City and to the extent reasonably

possible, assist Owners/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 Owners 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 Owners. In addition, Owners acknowledge and agree that a SCADA system interface must be provided with the lift station at the sole cost and expense of the Owners.

## **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. All buildings on the property that are required by building code to have potable water service shall be connected to the public water system and shall not be permitted to private wells or other private water systems. Owners shall provide, at the sole cost and expense of Owners, 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 Owners, 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, ect., shall be completed at the sole cost and expense of the Owners prior to the City authorizing the Owners to connect to the system. Prior to the issuance of any construction or other permits related to any phase of the development of the Property, an Illinois Environmental Protection Agency permit must be obtained at the sole cost and expense of the Owners. 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 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 Owners shall have the right to connect to and use such potable water supply system. Prior to the issuance of any building permits, Owners 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. Should the property not be annexed at the time of permit application, Owners shall be subject to a fifty percent (50%) surcharge or additional fees as set forth in City Code of Ordinances

Section 51.008 for usage that may be applied to properties outside of the municipal limits over and above those applied to properties within the City limits.

7.3 The Owners 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 Owners 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 Owners prior to authorization to connect either to the existing potable water system or any extension or expansion thereof accomplished by Owners 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 and constructed on the Property. City shall, without cost to the City and to the extent reasonably possible, assist Owners 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 and only pursuant to permits from the City.

To: Honorable Mayor Renner, City Council and City Administrator

From: Matt Oldenburg, Zoning Administrator



Date: September 18, 2014

RE: Cal. No. 14PD-01, Applicant: Galena Center for the Arts – 7211 W Buckhill Rd., Galena, IL 61036 and Owner: Midwest Regional Medical Center, 1 Medical Center Drive, Galena, IL 61036. Location: Parcel: 22-200-075-00, Located in Lots 1-28 in Block 2 of the Harris Addition in the East half of the Southwest quadrant of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, City of Galena, West Galena Township, Jo Daviess County, Illinois. Common address 219 Summit Street, Galena, IL 61036. Request for Map Amendment to rezone approximately 6.68 acres to a Planned Unit Development, with an underlying district of Neighborhood Commercial. First reading of the rezoning ordinance.

City Council approved the rezoning of Lot 2 of the Arts and Senior Care Center Subdivision for the purposes of a Planned Unit Development with an underlying district of Neighborhood Commercial, at their regular meeting on July 28, 2014.

The Zoning Board of Appeals approved the Final Plan of the Planned Unit Development during a public hearing held at their regular meeting on September 10, 2014.

**Pending approval by Council on the Final Plat, this is the first reading of the rezoning ordinance to rezone Lot 2 of the Arts and Senior Care Center Subdivision, 6.68 acres, from Low Density Residential to Planned Unit Development with an underlying district of Neighborhood Commercial.**

The Ordinance is attached.

Ordinance #O-14-\_\_\_

**AN ORDINANCE AMENDING  
THE ZONING MAP OF THE CITY OF GALENA**

---

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

**SECTION I:** The official Zoning Map of the City of Galena shall hereby be amended to change the zoning on approximately 6.68 acres in Lot 2 of the Arts and Senior Care Center Subdivision in the East half of the Southwest quadrant of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, City of Galena, West Galena Township, Jo Daviess County, Illinois, Common address 219 Summit Street, Galena, IL 61036, from the Low Density Residential District to the Planned Unit Development District with an underlying district of Neighborhood Commercial.

**SECTION II:** All other provisions of the Zoning Ordinance and the Zoning Map shall remain in full force and effect.

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

**SECTION IV:** This ordinance shall be in full force and effect within ten (10) days of its passage and legal publication.

**SECTION V:** Passed on this \_\_\_<sup>th</sup> day of \_\_\_\_\_, A.D. 20\_\_, in open Council.

**AYES:**

**NAYS:**

**ATTEST:**

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**Terry Renner, Mayor**

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**Mary Beth Hyde, City Clerk**

To: Honorable Mayor Renner, City Council and City Administrator

From: Matt Oldenburg, Zoning Administrator

MATT

Date: September 18, 2014

RE: Cal. No. 14SUB-01, Applicant: Galena Center for the Arts – 7211 W Buckhill Rd., Galena, IL 61036 and Owner: Midwest Regional Medical Center, 1 Medical Center Drive, Galena, IL 61036. Location: Parcel: 22-200-075-00, Located in Lots 1-28 in Block 2 of the Harris Addition in the East half of the Southwest quadrant of Section 13, Township 28 North, Range 1 West of the Fourth Principal Meridian, City of Galena, West Galena Township, Jo Daviess County, Illinois. Common address 200-219 Summit Street, Galena, IL 61036. Request to approve the Final Plat for a subdivision of a metes and bounds parcel into 2 lots. Lot 2 of this new subdivision is proposed in conjunction with a Planned Unit Development request.

Project Summary:

The subject property is located at 219 Summit Street and is part of the complex owned by the Midwest Regional Medical Center. The property consists of approximately 15.5 acres and the plan is to create a subdivision with two lots (Lots 1 & 2). Lot 1 would have a lot size of 8.82 acres and Lot 2 will have 6.68 acres. Lot 2 will be purchased by the Galena Center for the Arts pending approval of this request.

There were no changes from the Preliminary Plan and Plat; Staff has reviewed and confirmed that the Final Plan and Plat are consistent. A performance guarantee is not required for this subdivision as the existing site and structure are already developed for Phase I of the plan. Phase II (future phase) will be an addition to the existing structure and has been approved by the ZBA at the Final PUD Plan hearing.

ZBA Recommendation to City Council:

**At their September 10, 2014 meeting, the Zoning Board of Appeals held a public hearing for approval of the Final Plan for the PUD. The Final Plat was included for their review at the hearing, which the Board unanimously approved the Plan and recommend approval of the Final Plat to the Council. The ZBA and City Council previously approved the Preliminary Plan and Plat in July 2014.**

Staff Recommendation:

Based on Staff review of this request with respect to the Zoning Ordinance and the Subdivision Ordinance, Staff does recommend to the City Council approval of the Final Plat.

# FINAL PLAT - ARTS AND SENIOR CARE CENTER CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS

SURVEYED AREA = 15.50 ACRES +/-



PROJECT NO.: 16383000  
 PROJECT DATE: AUGUST 28, 2014  
 CHECKED BY:  
 PLOT DATE: 7/29/14, P:\16383000\16383000\2014\08\20\FINAL PLAT.dwg

SCALE: AS SHOWN  
 DRAWN BY: EJS  
 P.L.

REVISION

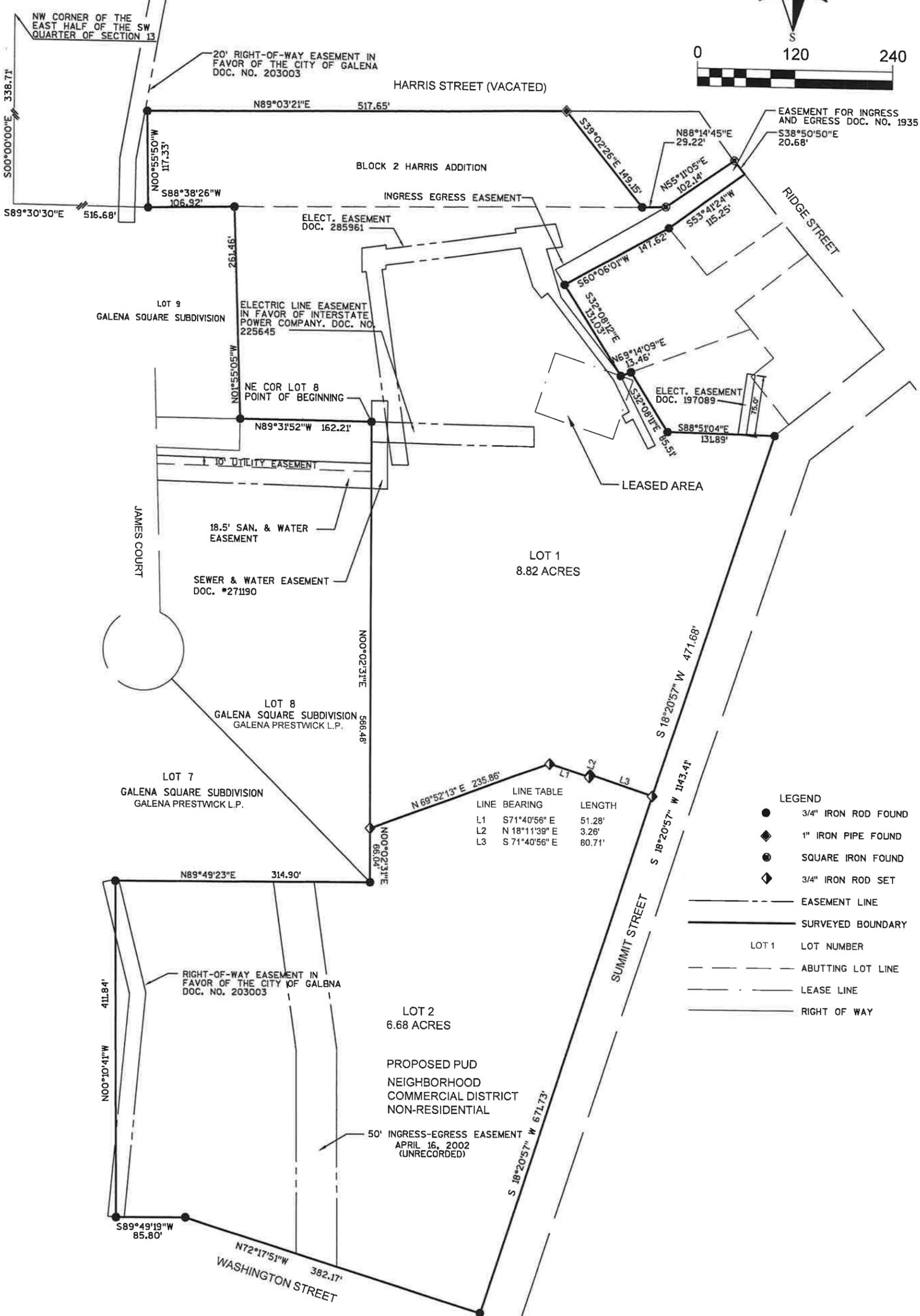
TRANSPORTATION - MUNICIPAL  
 DEVELOPMENT - ENVIRONMENTAL  
 1605 Associated Drive, Suite 100, Dubuque, IA 52002  
 562-582-3773 FAX 562-582-4020

**MSA**  
 PROFESSIONAL SERVICES

GALENA CENTER FOR THE ARTS  
 SUMMIT STREET P.U.D.  
 GALENA, ILLINOIS

16383000  
 SHEET  
 1 OF 2

FINAL PLAT



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 GALENA CENTER FOR THE ARTS, 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 PART OF THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION OF SUBDIVISION BOUNDARY

BEGINNING AT AN IRON ROD SURVEY MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 8 OF GALENA SQUARE SUBDIVISION AS RECORDED IN PLAN HOLD C AT NUMBER 246 IN THE JO DAVIESS COUNTY RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 162.21 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID GALENA SQUARE SUBDIVISION; THENCE NORTH 1 DEGREE 55 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 261.46 FEET TO THE NORTH EAST CORNER OF SAID LOT 9; THENCE SOUTH 88 DEGREES 38 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 106.92 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 50 SECONDS WEST A DISTANCE OF 117.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED HARRIS STREET; THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 517.65 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 26 SECONDS EAST A DISTANCE OF 149.15 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 29.22 FEET; THENCE NORTH 55 DEGREES 11 MINUTES 05 SECONDS EAST A DISTANCE OF 102.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIDGE STREET; THENCE SOUTH 38 DEGREES 50 MINUTES 50 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.68 FEET; THENCE SOUTH 53 DEGREES 41 MINUTES 24 SECONDS WEST A DISTANCE OF 115.25 FEET; THENCE SOUTH 60 DEGREES 06 MINUTES 01 SECOND WEST A DISTANCE OF 147.62 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 12 SECONDS EAST A DISTANCE OF 131.03 FEET; THENCE NORTH 69 DEGREES 14 MINUTES 09 SECONDS EAST A DISTANCE OF 13.46 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 11 SECONDS EAST A DISTANCE OF 85.51 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 04 SECONDS EAST 131.89 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SUMMIT STREET; THENCE SOUTH 18 DEGREES 20 MINUTES 57 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.41 FEET; THENCE NORTH 72 DEGREES 17 MINUTES 51 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 382.17 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 19 SECONDS WEST A DISTANCE OF 85.80 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 41 SECONDS WEST A DISTANCE OF 411.84 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF LOT 7 IN SAID GALENA SQUARE SUBDIVISION A DISTANCE OF 314.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 566.48 FEET TO THE POINT OF BEGINNING, CONTAINING 15.50 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS.

I FURTHER STATE THAT ALL DISTANCES ARE SHOWN IN FEET AND HUNDRETHS OF FEET.



I FURTHER STATE THAT BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 17085C0240C AND 17085C0245C, EFFECTIVE SEPTEMBER 17, 2010, THE ABOVE DESCRIBED TRACT IS WHOLLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

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.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: THE RIGHT OF WAY OF SUMMIT STREET IS ASSUMED TO BEAR SOUTH 18 DEGREES 20 MINUTES 57 SECONDS WEST.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED THIS 28 DAY OF AUGUST, 2014.

Signature of Steven J. Schmidt, Illinois Professional Land Surveyor No. 2935, Date of License Expiration: Nov. 30, 2014.

I, JEAN DIMKE, COUNTY CLERK IN AND FOR JO DAVIESS COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND FOUND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED IN THE ACCOMPANYING PLAT.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID COUNTY AT MY OFFICE IN GALENA, ILLINOIS

THIS DAY OF , 2014.

Signature of Jean Dimke, County Clerk

THIS INSTRUMENT NUMBER WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF JO DAVIESS COUNTY, ILLINOIS ON THE OF , 2014 AT O'CLOCK .M.

Signature of Jean Dimke, County Recorder

KNOW ALL MEN BY THESE PRESENTS THAT MIDWEST REGIONAL MEDICAL CENTER TRACY BAUER, PRESIDENT AND CEO, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED IN THE ACCOMPANYING PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED BY THE STATUTE.

IN WITNESS WHEREOF, SAID TRACY BAUER, PRESIDENT AND CEO OF MIDWEST REGIONAL MEDICAL CENTER HAS CAUSED HER NAME TO BE SIGNED TO THESE PRESENTS

THIS DAY OF , 2014.

Signature of Tracy Bauer, President and CEO

SCHOOL DISTRICT STATEMENT: TRACY BAUER, PRESIDENT AND CEO OF MIDWEST REGIONAL MEDICAL CENTER, HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED IN THE ACCOMPANYING PLAT, HEREBY CERTIFY THAT TO THE BEST OF HER KNOWLEDGE "ARTS AND SENIOR CARE CENTER" IS WHOLLY WITHIN THE GALENA SCHOOL DISTRICT #120.

Signature of Tracy Bauer, President and CEO

I, THE UNDERSIGNED, A NOTARY IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY STATE THAT TRACY BAUER, PERSONALLY KNOWN TO ME APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH PRESIDENT AND CEO OF MIDWEST REGIONAL MEDICAL CENTER, SHE EXECUTED THE ACKNOWLEDGMENTS AS OWNER FOR THE USES AND PURPOSES HEREIN SET FORTH.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY

NOTARIAL SEAL THIS DAY OF , 2014.

Signature of Notary Public

MY COMMISSION EXPIRES:

CITY OF GALENA ACCEPTANCE CERTIFICATE: WHEREAS, MIDWEST REGIONAL MEDICAL CENTER, OWNERS OF THE LAND SHOWN ON THE ABOVE PLAT, HAVE ACKNOWLEDGED THE SURVEY AND PLAT AS SHOWN, AND

WHEREAS, THE SAID LAND LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS, AND

WHEREAS, THE OWNERS HAVE COMPLIED WITH THE APPLICABLE ORDINANCES OF THE CITY OF GALENA RELATING TO THE LAYOUT OF PERTINENT DIMENSIONS OF LOTS.

NOW THEREFORE, BE IT CERTIFIED BY THE CITY OF GALENA THAT THE ABOVE PLAT BE ACCEPTED AND APPROVED SUBJECT TO ALL THE IMPROVEMENTS BEING CONSTRUCTED AND USED IN ACCORDANCE WITH THE PROVISIONS AND APPLICABLE ZONING ORDINANCES OF THE CITY.

APPROVED THIS DAY OF , A.D., 2014.

Signature of Terry Renner, Mayor

Signature of Matt Oldenburg, City Zoning Administrator

Signature of Mary Beth Hyde, City Clerk

Signature of Andy Lewis, City Engineer

Table with columns: PROJECT NO., SCALE, NO., DATE, BY, CHECKED BY, F.B., PLOT DATE.

MSA PROFESSIONAL SERVICES logo and contact information: TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL, 1605 Associates Drive, Suite 102, Dubuque, IA 52002, 563-582-3973 888-869-1214 fax 563-582-4020

FINAL PLAT

GALENA CENTER FOR THE ARTS, SUMMIT STREET P.U.D., GALENA, ILLINOIS

FILE NO. 16383000, SHEET 2 OF 2



**MEMORANDUM**

TO: Honorable Mayor Renner and City Council  
FROM: Duff Stewart, Building Official  
DATE: September 16, 2014  
RE: Backflow Inspection Bids

**RE: Back-Flow Prevention Device (BFPD) Inspection Bids**

On August 28, 2014, letters were sent out to plumbing contractors who have registered with Galena in the past. We requested sealed bids for the upcoming BFPD Inspections. On September 16, 2014 at 10:00 a.m. a public bid opening was conducted at City Hall with one (1) company responding as follows:

	<u>Cost/Device</u>
Nelson-Carlson Mechanical Cont.	\$40.00

Based on the bids received, I recommend that Nelson-Carlson be contracted to conduct our BFPD inspections for this coming inspection year. Nelson-Carlson conducted the last two years of inspections and has provided excellent service and document preparation as required by the Illinois Dept. of Public Health.

**MEMORANDUM**

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator 

DATE: September 17, 2014

RE: Surplus Property Ordinance: Old City Hall/Police Dept. Furniture

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 the furniture in the old City Hall and the Police Department as surplus. An inventory of the furniture is included with the attached ordinance.

I have obtained bids from Welter Storage of Dubuque and EZ Sell USA of Dubuque to purchase all of the furniture from the building. The bids are as follows:

Company	Bid Amount	Conditions of Purchase
Welter Furniture and Storage	\$915.00	Interested only in selected items from second level. Will not haul other items.
EZ Sell USA	\$1,855.00	Purchase all items, conduct 3 day on-site sale, and haul all remaining items.

The bid from EZ Sell USA includes conducting a three day sale on the second level (old City Hall) to liquidate as much of the inventory as possible. Following the sale, the remainder of the items on the second floor would be removed to make way for remodeling. The items on the first floor would be removed once the second floor remodeling is complete and the police have moved to the second floor. The bid from EZ Sell USA is attached.

I recommend approval of the surplus property ordinance authorizing the sale of the old inventory to EZ Sell USA for \$1,855.00.

**Ordinance #14-**

**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. Office furniture and office equipment from the old City Hall and the Police Department at 312 North Main Street as described in Exhibit A.

**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 council hereby authorizes the sale of the inventory to EZ Sell USA for \$1,855.00 in "as-is" condition with EZ Sell USA responsible for the removal of all the inventory from the building.

**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 \_\_\_\_\_, A.D., 2014, in open Council.

**AYES:**

**NAYS:**

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**TERRY RENNER, MAYOR**

---

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

EXHIBIT A

**Surplus Inventory from 312 North Main Street**

**Upper Level**

- 5 drawer metal lateral filing cabinet - 1
- L shaped wooden desk – 2
- metal bookshelves w/three shelves – 3
- padded chairs w/o wheels – 11
- padded chair w/wheels – 6
- drafting table (Building Department standalone – 1
- wooden table – 1
- wooden desk w/drawers – 3
- 4 drawer metal filing cabinets – 30
- padded chair w/o arms and w/wheels – 1
- metal bookshelves w/four shelves – 3
- blueprint file drawers – wooden -3
- wooden chair w/no wheels – 9
- drafting table nailed to wall (Engineering Department) -1
- 2 drawer metal lateral filing cabinet – 2
- wooden 5 shelf bookcase – 1
- metal desk – 1
- smaller drafting table wooden (Zoning Department) – 1
- tall padded chair w/wheels & no arms – 2
- metal mailbox w/30 spaces – 1
- wooden desk w/matching desk & hutch on top – 1
- 2 drawer metal filing cabinet – 3
- wooden armoire – 1
- compartmentalized work stations – 4
- 3 shelf wheeled cart – 1
- 3 shelf wooden bookcase w/glass covers – 1
- small wooden table – 1
- wooden conference table w/6 matching chairs – 1
- small wooden desk – 1
- wooden 2 shelf bookcase – 1
- padded chairs w/wheels – 10
- matching padded chairs w/no wheels – 2
- 8 feet banquet tables – 2
- metal folding chair – 1
- metal padded folding chair – 1
- wooden electronics cabinet – 1

**Lower Level**

- wooden 9 shelf bookcase – 1
- small wooden coffee table – 1
- metal 4 drawer filing cabinets – 13
- padded metal chair w/no wheels – 2
- padded chair w/arms and w/wheels – 9
- wooden desk – 1
- 10 feet banquet table – 1
- wooden clock – 1
- wooden bookcase w/three shelves & two doors – 2
- small metal desk – 2
- metal desks – 8
- small wooden table – 1
- metal folding chair – 1
- wooden desks – 2
- 2 drawer filing cabinets – 3
- padded metal chair w/wheels & no arms – 3
- metal 4 shelf bookcase – 2

**Storage**

- five laminate desks
- 7 three drawer pedestal filing cabinets
- 6 rolling desk chairs
- 4 unit cubicle with upper cabinets



To: Mark Moran  
From: Paul H. Connor  
Date: 9/17/2014  
Re: Bid for contents of Old City Hall Galena

I had the time to visual inspect the items that you indicated are for sale by bid from the City of Galena. As I was viewing the items a written inventory was also being prepared by the Chief of Police Lori Huntington. That inventory indicated approximately 150 assorted items mostly office furniture of various types and ages.

It is my understanding that the items need to be removed from their current location on a schedule dictated by you and the proposed reconstruction of the old City Hall into the building that will be the home of the Galena Police Department. Some items will need to be removed quickly others will need to remain in place until reconstruction has been completed. I will work with you, Lori and others as needed to facilitate the removal. As part of this bid I would like to hold a 3 day on site Tag Sale Liquidation of the inventory. The sale would be managed by EZ Sell USA and be held on site from 9-5 on a Thursday, Friday and Saturday to be set as schedules permit.

I understand removal is at my expense and that some items in the building will remain.

My bid for all of the items not needed from the Old City Hall as indicated by our discussions and the inventory prepared by Lori Huntington is \$1 ~~8~~55.00. *Paul*

Thank you for giving me the opportunity to bid on the inventory.

Sincerely,

A handwritten signature in black ink that reads 'Paul H. Connor'. The signature is written in a cursive, flowing style.

Paul H. Connor  
Owner EZ Sell USA  
563-543-5201

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>ADDOCO INC (971)</b>							
00040130	1	Invoice	PLAYGROUND MATTING	09/09/2014	240.00		17.52.820.06
Total ADDOCO INC (971):					240.00		
<b>ALBAUGH, CRAIG (1084)</b>							
083114	1	Invoice	REPAIR LIGHT SYSTEM	08/31/2014	40.00		58.54.511.00
091514	1	Invoice	RETIREMENT HEALTH B	09/15/2014	99.00		78.32.464.02
Total ALBAUGH, CRAIG (1084):					139.00		
<b>AT &amp; T (LOCAL) (103)</b>							
091514	1	Invoice	POOL/PHONE	09/15/2014	27.52		59.55.552.00
091514	2	Invoice	PUBLIC WORKS/PHONE	09/15/2014	42.05		01.41.552.00
091514	3	Invoice	FIRE DEPARTMENT/PHO	09/15/2014	87.37		22.22.552.00
091514	4	Invoice	EMS/PHONE	09/15/2014	27.24		22.22.552.00
091514	5	Invoice	POLICE/PHONE	09/15/2014	436.92		01.21.552.00
091514	6	Invoice	FIRE DEPARTMENT/PHO	09/15/2014	31.77		01.21.552.00
091514	7	Invoice	ADMINISTRATION/PHON	09/15/2014	216.91		01.13.552.00
091514	8	Invoice	FLOOD CONTROL/PHON	09/15/2014	27.24		20.25.515.00
091514	9	Invoice	FINANCE/PHONE	09/15/2014	72.85		01.13.552.00
Total AT & T (LOCAL) (103):					969.87		
<b>AT &amp; T LONG DISTANCE (119065)</b>							
091514	1	Invoice	POOL/LONG DISTANCE	09/15/2014	6.49		59.55.552.00
091514	2	Invoice	PUBLIC WORKS/LONG DI	09/15/2014	6.84		01.41.552.00
091514	3	Invoice	POLICE/LONG DISTANCE	09/15/2014	163.83		01.21.552.00
091514	4	Invoice	ADMINISTRATION/LONG	09/15/2014	625.12		01.13.552.00
091514	5	Invoice	FIRE DEPARTMENT/LON	09/15/2014	2.32		22.22.552.00
Total AT & T LONG DISTANCE (119065):					804.60		
<b>BARANSKI, HAMMER, (375)</b>							
090114	1	Invoice	POLICE DEPARTMENT R	09/01/2014	1,170.27		01.13.820.00
Total BARANSKI, HAMMER, (375):					1,170.27		
<b>BARD MATERIALS CENTRAL REGION (119788)</b>							
135703	1	Invoice	STORM SEWER	08/31/2014	403.00		01.41.514.06
Total BARD MATERIALS CENTRAL REGION (119788):					403.00		
<b>CARD SERVICE CENTER (119840)</b>							
091514	1	Invoice	KEEPER SOFTWARE	09/15/2014	99.98		01.13.512.04
091514	2	Invoice	PHOTOSHOP MONTHLY	09/15/2014	21.24		01.16.563.00
091514	3	Invoice	GATEWAY PARK SIGNS	09/15/2014	63.89		17.52.652.00
091514	4	Invoice	GRANT PARK SIGN	09/15/2014	322.00		17.52.820.06
091514	5	Invoice	OFFICE 365 SUBSCRIPTI	09/15/2014	87.50		51.42.929.00
Total CARD SERVICE CENTER (119840):					594.61		
<b>CONMAT, INC. (1187)</b>							
91929	1	Invoice	GRINDING MATERIAL	08/31/2014	115.80		01.41.614.04

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
92058	1	Invoice	MAINTENANCE	09/10/2014	390.74		20.25.515.00
92059	1	Invoice	HOT MIX	09/10/2014	1,318.20		15.41.614.03
Total CONMAT, INC. (1187):					1,824.74		
<b>DOIG, KATHLEEN (119339)</b>							
907804	1	Invoice	MARKET HOUSE RESTR	09/16/2014	305.00		01.13.511.06
Total DOIG, KATHLEEN (119339):					305.00		
<b>DUBUQUE FIRE EQUIPMENT, INC. (631)</b>							
98317	1	Invoice	CHARGE FIRE EXTINGUI	08/14/2014	67.65		59.55.691.04
98418	1	Invoice	FIRE EXTINGUISHER CH	08/18/2014	116.80		01.13.511.01
98419	1	Invoice	FIRE EXTINGUISHER CH	08/18/2014	201.00		01.21.549.00
98420	1	Invoice	SAFETY EQUIPMENT	08/18/2014	271.96		01.41.652.05
98421	1	Invoice	TURNER HALL FIRE EXTI	08/18/2014	86.00		58.54.511.00
Total DUBUQUE FIRE EQUIPMENT, INC. (631):					743.41		
<b>FLEEGE ELECTRIC (1045)</b>							
06293	1	Invoice	ELECTRICAL REPAIRS	08/23/2014	650.80		59.55.511.01
06293	2	Invoice	TRAFFIC SIGNAL REPAIR	08/23/2014	660.00		15.41.514.06
6293	2	Adjustmen	ELECTRICAL REPAIRS	08/23/2014	1,310.80-		59.55.511.01
Total FLEEGE ELECTRIC (1045):					.00		
<b>G &amp; K SERVICES (532)</b>							
083114	1	Invoice	UNIFORM SERVICES	08/31/2014	391.44		01.41.579.02
Total G & K SERVICES (532):					391.44		
<b>GALENA CHRYSLER (82)</b>							
56507	1	Invoice	SQUAD 3 MAINTENANCE	08/15/2014	27.14		01.21.513.06
56533	1	Invoice	SQUAD 1 MAINTENANCE	08/19/2014	29.07		01.21.513.06
Total GALENA CHRYSLER (82):					56.21		
<b>GALENA CLIMATE CONTROL STORAGE (119906)</b>							
091714	1	Invoice	MONTHLY RENT FOR ST	09/17/2014	250.00		01.13.820.00
Total GALENA CLIMATE CONTROL STORAGE (119906):					250.00		
<b>GALENA GAZETTE (34)</b>							
00038134	1	Invoice	STREET VACATION NOTI	08/27/2014	28.50		01.14.553.00
00038165	1	Invoice	PUBLIC NOTICE	08/28/2014	31.35		01.14.553.00
00038245	1	Invoice	PUBLIC NOTICE	09/04/2014	25.65		01.46.553.00
Total GALENA GAZETTE (34):					85.50		
<b>GASSER @ GALENA (24)</b>							
090114	1	Invoice	MISC. SUPPLIES	09/01/2014	48.53		01.41.514.11
090114	2	Invoice	MISC. SUPPLIES	09/01/2014	55.56		01.41.652.00
090114	3	Invoice	MISC. SUPPLIES	09/01/2014	18.89		01.41.653.00
090114	4	Invoice	MISC. SUPPLIES	09/01/2014	21.78		17.52.514.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
090114	5	Invoice	MISC. SUPPLIES	09/01/2014	127.84		17.52.652.00
090114	6	Invoice	MISC. SUPPLIES	09/01/2014	81.55		22.22.611.00
090114	7	Invoice	MISC. SUPPLIES	09/01/2014	55.69		58.54.654.01
090114	8	Invoice	ANTIFREEZE	09/01/2014	645.84		59.55.511.02
Total GASSER @ GALENA (24):					1,055.68		
<b>GLOBAL REACH INTERNET PROD. (119792)</b>							
57222	1	Invoice	WEBSITE SUPPORT/HOS	06/01/2014	159.50		01.13.512.05
Total GLOBAL REACH INTERNET PROD. (119792):					159.50		
<b>GRANT EQUIPMENT CO (351)</b>							
116965	1	Invoice	TRACTOR	09/04/2014	34.17		01.41.613.10
117013	1	Invoice	TRACTOR	09/09/2014	32.45		01.41.613.10
Total GRANT EQUIPMENT CO (351):					66.62		
<b>H. B. WILKINSON (31)</b>							
042514	1	Invoice	SCENIC MEADOWS ESC	04/25/2014	1,063.00		01.41.863.12
Total H. B. WILKINSON (31):					1,063.00		
<b>HALSTEAD, MARY L. (119966)</b>							
090814	1	Invoice	CITY HALL JANITOR	09/08/2014	240.00		01.13.411.00
090814	2	Invoice	PUBLIC RESTROOMS AT	09/08/2014	225.00		01.13.511.06
090814	3	Invoice	PARKS RESTROOMS	09/08/2014	675.00		17.52.411.00
090814	4	Invoice	PARKS RESTROOMS	09/08/2014	675.00		17.52.411.00
092214	1	Invoice	CITY HALL JANITOR	09/22/2014	240.00		01.13.411.00
092214	2	Invoice	PUBLIC RESTROOMS AT	09/22/2014	225.00		01.13.511.06
Total HALSTEAD, MARY L. (119966):					2,280.00		
<b>HEALTHCARE SERVICE CORPORATION (118931)</b>							
090114	1	Invoice	HSA/FAMILY/EMPLOYEE	09/01/2014	4,638.00		01.218.0
090114	2	Invoice	PPO/BLUE CROSS BLUE	09/01/2014	776.00		01.218.0
090114	3	Invoice	HEALTH INSURANCE	09/01/2014	42,301.10		01.13.451.00
090114	4	Invoice	WESTEMEIER/INSURAN	09/01/2014	1,454.48		78.32.464.02
Total HEALTHCARE SERVICE CORPORATION (118931):					49,169.58		
<b>HYDE, ALEX (119615)</b>							
090514	1	Invoice	LIGHT SYSTEMS REPAIR	09/05/2014	95.00		58.54.511.00
Total HYDE, ALEX (119615):					95.00		
<b>IIW ENGINEERS &amp; SURVEYORS, PC (260)</b>							
61746	1	Invoice	DESIGN	08/29/2014	2,973.75		17.52.815.03
61750	1	Invoice	STUDY	08/29/2014	4,458.00		01.41.863.12
Total IIW ENGINEERS & SURVEYORS, PC (260):					7,431.75		
<b>IOWA PATCH (119632)</b>							
1717	1	Invoice	COLD PATCH	09/08/2014	437.50		15.41.614.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total IOWA PATCH (119632):					437.50		
<b>J &amp; R RENTAL (1014)</b>							
027018	1	Invoice	SUPPLIES	09/10/2014	47.94		17.52.652.00
Total J & R RENTAL (1014):					47.94		
<b>JACKSON CONCRETE/EXCAVATION CO (489)</b>							
091114	1	Invoice	REPAIR CURB	09/11/2014	994.00		01.41.863.07
091414	1	Invoice	CURB FOR WATERMAIN	09/14/2014	653.10		51.42.929.00
Total JACKSON CONCRETE/EXCAVATION CO (489):					1,647.10		
<b>JDWI (235)</b>							
39600	1	Invoice	SR CIT TRANSPORT	08/31/2014	830.00		01.13.542.00
Total JDWI (235):					830.00		
<b>JO CARROLL ENERGY, INC. (397)</b>							
091514	1	Invoice	ELECTRIC	09/15/2014	486.07		15.41.572.00
091514	2	Invoice	PUBLIC WORKS	09/15/2014	309.11		01.41.571.01
091514	3	Invoice	PARKS/ELECTRIC	09/15/2014	279.17		17.52.571.01
091514	4	Invoice	FIRE/ELECTRIC	09/15/2014	26.89		22.22.576.01
091514	5	Invoice	POOL	09/15/2014	2,256.56		59.55.571.01
Total JO CARROLL ENERGY, INC. (397):					3,357.80		
<b>JO DAVIESS COUNTY TREASURER (119867)</b>							
090814	1	Invoice	TAXES-ROTI PURCHASE	09/08/2014	37.91		01.11.561.00
090814	2	Invoice	TAXES-ROTI PURCHASE	09/08/2014	91.63		01.11.561.00
Total JO DAVIESS COUNTY TREASURER (119867):					129.54		
<b>JO DAVIESS CTY CLERK/RECORDER (393)</b>							
081514	1	Invoice	LIEN RELEASE	08/15/2014	51.00		51.42.549.00
Total JO DAVIESS CTY CLERK/RECORDER (393):					51.00		
<b>JO DAVIESS CTY GIS DEPT (330)</b>							
090514	1	Invoice	PLANS	09/05/2014	18.75		01.46.554.00
Total JO DAVIESS CTY GIS DEPT (330):					18.75		
<b>LAWSON PRODUCTS, INC. (627)</b>							
9302706499	1	Invoice	SUPPLIES	09/03/2014	115.67		01.41.652.00
Total LAWSON PRODUCTS, INC. (627):					115.67		
<b>LEXISNEXIS RISK DATA MGMT. INC (376)</b>							
091514	1	Invoice	INVESTIGATION PROGR	09/15/2014	31.00		01.21.652.03
Total LEXISNEXIS RISK DATA MGMT. INC (376):					31.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>MAILFINANCE (119741)</b>							
090414	1	Invoice	POSTAGE METER RENT	09/04/2014	396.81		01.13.579.02
Total MAILFINANCE (119741):					396.81		
<b>MAIN STREET FRAME (119963)</b>							
090814	1	Invoice	HISTORIC PRINTS	09/08/2014	137.00		01.13.651.02
Total MAIN STREET FRAME (119963):					137.00		
<b>MNS CONSTRUCTION, INC. (118877)</b>							
091714	1	Invoice	DESIGN/CONSTRUCTION	09/17/2014	51,246.00		22.22.840.05
Total MNS CONSTRUCTION, INC. (118877):					51,246.00		
<b>MONTGOMERY TRUCKING (133)</b>							
114720	1	Invoice	REFUSE HANDLING CON	09/01/2014	13,475.60		13.44.540.04
114720	2	Invoice	RECYCLING CONTRACT	09/01/2014	4,662.90		13.44.540.00
114720	3	Invoice	DUMPSTER RENT	09/01/2014	75.00		13.44.544.03
114720	4	Invoice	DUMPSTER DISPOSAL F	09/01/2014	187.00		01.41.573.00
Total MONTGOMERY TRUCKING (133):					18,400.50		
<b>MOTOROLA SOLUTIONS - STARCOM (119812)</b>							
1503772320	1	Invoice	MONTHLY RATE FOR ST	09/01/2014	10.00		01.21.549.00
Total MOTOROLA SOLUTIONS - STARCOM (119812):					10.00		
<b>MSA PROFESSIONAL SERVICES, INC (427)</b>							
082914	1	Invoice	DESIGN	08/29/2014	2,210.50		52.43.850.09
Total MSA PROFESSIONAL SERVICES, INC (427):					2,210.50		
<b>NAPA AUTO PARTS (79)</b>							
090114	1	Invoice	EQUIPMENT	09/01/2014	171.63		17.52.514.00
Total NAPA AUTO PARTS (79):					171.63		
<b>PETTY CASH/POLICE DEPT. (163)</b>							
091714	1	Invoice	POSTAGE	09/17/2014	26.73		01.21.551.00
Total PETTY CASH/POLICE DEPT. (163):					26.73		
<b>POTTER, TROY (120012)</b>							
091714	1	Invoice	DEPOSIT REFUND	09/14/2014	200.00		58.54.929.00
Total POTTER, TROY (120012):					200.00		
<b>PRAIRIE WORKS (119869)</b>							
091514	1	Invoice	INVASIVE SPECIES	09/15/2014	1,495.00		17.52.870.02
Total PRAIRIE WORKS (119869):					1,495.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>RANUM, NELLEN (120015)</b>							
092214	1	Invoice	DAMAGE DEPOSIT REFU	09/22/2014	200.00		58.54.929.00
Total RANUM, NELLEN (120015):					200.00		
<b>RIVER CITY PAVING (56)</b>							
4300010430	1	Invoice	COLD PATCH	08/31/2014	675.38		15.41.614.00
Total RIVER CITY PAVING (56):					675.38		
<b>SENSUS METERING USA (287)</b>							
FM15000305	1	Invoice	METERS	09/12/2014	1,784.47		51.42.831.00
Total SENSUS METERING USA (287):					1,784.47		
<b>STEPHENSON SERVICE CO. (119230)</b>							
091514	1	Invoice	FUEL	09/15/2014	665.51		17.52.655.03
091514	2	Invoice	FUEL	09/15/2014	500.00		20.25.655.00
Total STEPHENSON SERVICE CO. (119230):					1,165.51		
<b>TERRY, JIM (120014)</b>							
091714	1	Invoice	DAMAGE DEPOSIT REFU	09/17/2014	200.00		58.54.929.00
Total TERRY, JIM (120014):					200.00		
<b>TOTALFUNDS BY HASLER (119730)</b>							
091514	1	Invoice	POSTAGE	09/15/2014	1,000.00		01.13.551.00
TOTALFUNDS BY HASLER (119730):					1,000.00		
<b>TRI-STATE PORTA POTTY, INC. (908)</b>							
10	1	Invoice	BIKE TRAIL/PORTA POTT	09/10/2014	90.00		17.52.579.01
Total TRI-STATE PORTA POTTY, INC. (908):					90.00		
<b>VERIZON WIRELESS (316)</b>							
090114	1	Invoice	VERIZON JET PACK FOR	09/01/2014	38.01		01.21.652.03
Total VERIZON WIRELESS (316):					38.01		
<b>WAL-MART COMMUNITY (CC) (1258)</b>							
091514	1	Invoice	MISC. SUPPLIES	09/15/2014	39.26		01.13.651.02
091514	2	Invoice	MISC. SUPPLIES	09/15/2014	12.85		01.13.654.00
091514	3	Invoice	MISC. SUPPLIES	09/15/2014	66.90		01.21.651.00
091514	4	Invoice	MISC. SUPPLIES	09/15/2014	104.94		01.21.919.01
091514	5	Invoice	MISC. SUPPLIES	09/15/2014	8.77		01.41.471.09
091514	6	Invoice	MISC. SUPPLIES	09/15/2014	63.73		01.41.652.00
091514	7	Invoice	MISC. SUPPLIES	09/15/2014	30.20		59.55.652.05
Total WAL-MART COMMUNITY (CC) (1258):					326.65		
<b>WEBER PAPER COMPANY (40)</b>							
577927	1	Invoice	CREDIT	08/18/2014	69.22-		01.13.654.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
579757	1	Invoice	JANITOR SUPPLIES	09/04/2014	130.96		01.13.654.00
Total WEBER PAPER COMPANY (40):					61.74		
<b>WEX BANK (CONNOCO) (119104)</b>							
091514	1	Invoice	PUBLIC WORKS-GAS	09/15/2014	293.26		01.41.655.00
091514	2	Invoice	PARKS-GAS	09/15/2014	409.30		17.52.655.03
091514	3	Invoice	POLICE-GAS	09/15/2014	1,478.49		01.21.655.00
091514	4	Invoice	BUILDING-GAS	09/15/2014	103.80		01.46.655.00
Total WEX BANK (CONNOCO) (119104):					2,284.85		
<b>WEX BANK (MURPHY) (119102)</b>							
091514	1	Invoice	PUBLIC WORKS/GAS	09/15/2014	1,233.24		01.41.655.00
091514	2	Invoice	FIRE DEPARTMENT/GAS	09/15/2014	271.35		22.22.655.00
Total WEX BANK (MURPHY) (119102):					1,504.59		
<b>WHITE CONSTRUCTION CO., INC. (119359)</b>							
091514	1	Invoice	TURNER HALL JANITOR	09/15/2014	350.00		58.54.536.00
Total WHITE CONSTRUCTION CO., INC. (119359):					350.00		
<b>WHP TRAINING TOWERS (120013)</b>							
14-1850	1	Invoice	SUPERVISOR OVERSEE	09/11/2014	4,121.00		22.22.840.05
Total WHP TRAINING TOWERS (120013):					4,121.00		
<b>WSG INC., DBA R &amp; L GAS MART (119503)</b>							
090514	1	Invoice	FUEL	09/05/2014	656.94		01.41.655.00
Total WSG INC., DBA R & L GAS MART (119503):					656.94		
Grand Totals:					164,718.39		

Report GL Period Summary

Vendor number hash: 3252606  
 Vendor number hash - split: 5771966  
 Total number of invoices: 74  
 Total number of transactions: 124

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	164,718.39	164,718.39
Grand Totals:	164,718.39	164,718.39