



City of Galena, Illinois

AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, SEPTEMBER 11, 2017

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

ITEM	DESCRIPTION
17C-0360.	Call to Order by Presiding Officer
17C-0361.	Roll Call
17C-0362.	Establishment of Quorum
17C-0363.	Pledge of Allegiance
17C-0364.	Reports of Standing Committees
17C-0365.	Citizens Comments <ul style="list-style-type: none"> • Not to exceed 15 minutes as an agenda item • Not more than 3 minutes per speaker • No testimony on zoning items where a public hearing has been conducted

LIQUOR COMMISSION

None

PUBLIC HEARINGS

None

CONSENT AGENDA CA17-17

ITEM	DESCRIPTION	PAGE
17C-0366.	Approval of the Minutes of the Regular City Council Meeting of August 28, 2017	4-8
17C-0367.	Approval of Change Order #1 for the Insulation of Fly Loft at Turner Hall for Thermal Barrier Painting	9-10
17C-0368.	Approval of a Contract with Beautiful Restorations in the Amount of \$4,745 for Exterior Maintenance and Painting of the Old Fire House	11

ITEM	DESCRIPTION	PAGE
17C-0369.	Approval of a Contract with Geostar Mechanical for the 2017 Cross-Connection Control Device Inspection Program at a Rate of \$38.50 Per Inspection	12
17C-0370.	Acceptance of July 2017 Financial Report	--
17C-0371.	Approval of Request by Police Officer Tim Wuebben for Secondary Employment with P4 Security Solutions	13
17C-0372.	Approval of Request by Police Lieutenant Eric Hefel for Secondary Employment with P4 Security Solutions	14

UNFINISHED BUSINESS

None.

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
17C-0373.	Discussion and Possible Action on Memorandum of Understanding and Land Management Plan for the Addition to Gateway Park	15-51
17C-0374.	Discussion and Possible Action on a Lease for the Depot with Greater Galena Marketing, Inc.	52-58
17C-0375.	Warrants	59-66
17C-0376.	Alderspersons' Comments	
17C-0377.	City Administrator's Report	
17C-0378.	Mayor's Report	
17C-0379.	Motion for Executive Session Including: <ul style="list-style-type: none"> Section 2 (c) (1) – Employee hiring, firing, compensation, discipline and performance. 	
17C-0380.	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Zoning Board of Appeals	Tues. Sept. 13	6:30 P.M.	City Hall, 101 Green Street
Historic Preservation Comm.	Thurs. Sept. 21	6:30 P.M.	City Hall, 101 Green Street
City Council	Mon. Sept. 25	6:30 P.M.	City Hall, 101 Green Street
Grant Park Committee	Fri. October 20	10:30 A.M.	City Hall, 101 Green Street

Please view the full City of Galena Calendar at www.cityofgalena.org.

Posted: Thursday, September 7, 2017 at 3:30 p.m. Posted By:

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 28 AUGUST 2017

17C-0339 – 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 28 August 2017.

17C-0340 – ROLL CALL

Upon roll call, the following members were present: Fach, Hahn, Kieffer, Lincoln, Westemeier and Renner

Absent: Bernstein

17C-0341 – ESTABLISHMENT OF QUORUM

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

17C-0342– PLEDGE OF ALLEGIANCE

The Pledge was recited.

17C-0343 - REPORTS OF STANDING COMMITTEE

Turner Hall Committee – Next meeting will be held at Turner Hall at 8:30 a.m. on Thursday, September 7, 2017.

17C-0344 – PUBLIC COMMENT

Henry Mathis, 285 N. Snipe Hollow Road – Mathis spoke on behalf of the Scenic Art Loop. He advised they are looking for more sponsorship in order to print another 10,000 brochures.

CONSENT AGENDA CA17-16

17C-0345 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 14, 2017

17C-0346 – APPROVAL OF A REQUEST BY MIDWEST MEDICAL CENTER TO CONDUCT THE 13TH ANNUAL FUN WALK/RUN ON SATURDAY, SEPTEMBER 30, 2017 ON THE GALENA RIVER TRAIL

17C-0347 – APPROVAL OF A FESTIVAL LICENSE FOR PIGGLY WIGGLY FOR A BENEFIT FOR SAM PETERS ON SEPTEMBER 23 IN THE PIGGLY WIGGLY PARKING LOT

17C-0348 – APPROVAL OF A REQUEST BY POLICE OFFICER KIMBERLY HATFIELD FOR SECONDARY EMPLOYMENT WITH THE STOCKTON POLICE DEPARTMENT AND GALENA AREA MEDICAL SERVICES DISTRICT

17C-0349 – ACCEPTANCE OF YEAR-END SWIMMING POOL REPORT

17C-0350 – APPROVAL OF EMPLOYEE APPOINTMENTS FOR THE PERIOD MAY 1, 2017 THROUGH APRIL 30, 2018

Motion: Hahn moved, seconded by Kieffer, to approve Consent Agenda CA17-16.

Discussion: None.

Roll Call: AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Renner
NAYS: None
ABSENT: Bernstein

The motion carried.

NEW BUSINESS

17C-0351 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY ALL RIVER ROAD TALENT FOR FUNDING FOR THE SCENIC ART LOOP

Motion: Lincoln moved, seconded by Kieffer, to deny the request by All River Road Talent for funding for the Scenic Art Loop, 17C-0351.

Discussion: Lincoln recommended they present their request during the budget process. He was opposed to making a budget amendment at this time for funding. Westemeier agreed.

Council recommended they also request funding from the Greater Galena Marketing Initiative.

Roll Call: AYES: Hahn, Kieffer, Lincoln, Westemeier, Renner
NAYS: None
ABSTAIN: Fach
ABSENT: Bernstein

The motion carried.

17C-0352 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM THE GALENA FOUNDATION FOR A FUNDING COMMITMENT IN FISCAL YEAR 2019 FROM THE CITY OF GALENA FOR THE GRANT PARK RESTORATION PROJECT

Motion: Westemeier moved, seconded by Hahn, to approve the request from the Galena Foundation for a funding commitment in Fiscal Year 2019 from the City of Galena for the Grant Park Restoration Project, amended to make two equal installments of \$25,000 in 2019 and 2020.

Discussion: Council discussed and agreed to split the \$50,000 commitment into two equal installments of \$25,000 over a two-year period.

Moran advised they are still working on the master plan adopted in May. They are looking at the reconstruction of the oval garden, improvements to the three entrances and an accessible parking area. They are also looking into the preservation of Johnson Street, which is Galena's last surviving brick street. The Galena Foundation hopes to raise enough money to establish an endowment to allow for annual maintenance of flowerbeds and general maintenance of the park.

Amended

Motion: Westemeier moved, seconded by Hahn, to amend the motion to split the amount into two equal installments of \$25,000 in 2019 and 2020.

Amended

Motion

Roll Call: AYES: Lincoln, Westemeier, Fach, Hahn, Kieffer, Renner
NAYS: None
ABSENT: Bernstein

The motion carried.

Main

Motion

Roll Call:

AYES: Kieffer, Lincoln, Westemeier, Fach, Hahn, Renner
NAYS: None
ABSENT: Bernstein

The motion carried.

17C-0353– DISCUSSION AND POSSIBLE ACTION ON CONTRACT FOR ROOF INSTALLATION ON FIRE TRAINING CENTER STORAGE BUILDING

The following bid was received:

Lehn Duhack & Sons, Inc. \$15,400

Motion: Kieffer moved, seconded by Hahn, to accept the contract with Lehn Duhack & Sons, Inc., for roof installation on the Fire Training Center storage building.

Discussion: None.

Roll Call:

AYES: Westemeier, Fach, Hahn, Kieffer, Lincoln, Renner
NAYS: None
ABSENT: Bernstein

The motion carried.

17C-0354 – WARRANTS

Motion: Hahn moved, seconded by Fach, to approve the Warrants as presented, 17C-0354.

Discussion: None.

Roll Call:

AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Renner
NAYS: None
ABSENT: Bernstein

The motion carried.

17C-0355 – ALDERPERSONS’ COMMENTS

Grant Park – Westemeier stated Grant Park looks great. The fountain looks great. He would not be in favor of adding any more trees. He thinks it looks good the way it is. He noted there needs to be some improvement to the area by the statue where the tree was removed such as a better job of planting grass seed and doing something to get rid of the Creeping Charlie.

Thank you – Council thanked Janelle Keeffer for the pool report. It looks like it was a decent year.

High Street – Lincoln reported large potholes in front of the Old St. Mary’s School that are in need of maintenance.

Trees – Lincoln advised he has received requests for the City to trim some trees on High Street between Highway 20 and Green Street. They are hanging over the road. He also received a request for trees to be trimmed along the Green Street/Old High School steps. Lincoln recommended looking into trimming trees throughout town. Hahn agreed he would like to see the

steps cleaned up. Fach added South High Street from Highway 20 to Gear Street is also overgrown on both sides and needs to be trimmed back.

Deer – Kieffer noted he had the usual complaints about the deer.

17C-0356 – CITY ADMINISTRATOR’S REPORT

Thank you – Moran thanked Janelle Keefer for the pool report. She worked extra hard this year due to the unexpected turnover of the Pool Manager and Lessons Coordinator. It was a great season.

Audit – The Audit has been delivered. Moran has request in to Pat McCarthy for him to make a verbal presentation at an upcoming meeting.

Disaster Declaration – Moran reported we learned today that the Disaster Declaration for the July 21st flooding has been denied. In order to get a declaration damages must be a minimum of 18.3 million in damages. The three county total was just over \$7 million.

Projects – Moran reported on the following projects:

- Street paving will be starting in a couple weeks.
- Seal Coating has been finished up.
- Blacksmith Shop roof will be re-coated this month.
- Bids are out for painting and maintenance of windows and doors on the Old Fire House.
- The Waterworks Building is scheduled for major improvements in the next few months.
- The structure for Gateway Park restrooms was started last week.

17C-0357 – MAYOR’S REPORT

Pool – Mayor Renner thanked Janelle Keeffer for all her hard work on the pool and for the pool report.

Key Club – Mayor Renner thanked the Key Club for their work in Grant Park on Sunday. They painted picnic tables.

Trees – Mayor Renner stated the City not only needs to trim trees but they also need to take a look at the number of dead ash and elm trees around town on city property.

17C-0358 – MOTION FOR EXECUTIVE SESSION

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

- Employee hiring, firing, compensation, discipline and performance, Section 2 (c) (1)

Discussion: None.

Roll Call:
 AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Renner
 NAYS: None
 ABSENT: Bernstein

The motion carried.

The meeting recessed at 6:49 p.m.

The meeting reconvened at 7:14 p.m.

17C-0359 - ADJOURNMENT

Motion: Kieffer moved, seconded by Hahn, to adjourn.

Discussion: None.

Roll Call: AYES: Lincoln, Westemeier, Fach, Hahn, Kieffer, Renner
NAYS: None
ABSENT: Bernstein

The motion carried.

The meeting adjourned at 7:14 p.m.

Respectfully submitted,



Mary Beth Hyde, MMC
City Clerk

CHANGE ORDER

NUMBER: 1

PROJECT: Insulation of Fly Loft at Turner Hall

OWNER: City of Galena

ADDRESS: 101 Green Street, Galena IL 61036

CONTRACTOR: White Construction

ADDRESS: 316 South Street, Galena IL 61036

ENGINEER/ARCHITECT: City of Galena

DESCRIPTION OF CHANGE ORDER

You are directed to make the following changes to the contract documents:

Ref. #	Work Item	Justification	Quantity	Unit Cost	Amount \$
1	Apply thermal barrier paint to closed cell polyurethane foam in ceiling of fly-loft	Painting was not included in original bid, so a separate sub-contractor was selected. All work to be funded by Galena Foundation	1	4,800	4,800.00
	TOTAL				4,800.00

ATTACHMENTS: (List items and dates below)

See memo for contract agreement approved by city council on 9/14/17

CHANGE IN CONTRACT PRICE:

Original contract price	\$ 10,218.32
Net change previous change orders	\$ -
Revised contract price with previous change orders	\$ 10,218.32
Net change of this change order	\$ 4,800.00
Contract price with all approved change orders	\$ 15,018.32

CHANGE IN CONTRACT TIME

Original contract substantial completion date	29-Sep-17
Contract completion date adjustment previous change order	29-Sep-17
Contract completion date adjustment this change order	0 Days
Adjusted contract substantial completion date including change orders	29-Sep-17

Recommended by:

ENGINEER

Date

Approved by:

OWNER

Date

Approved by:

CONTRACTOR

Date

CITY OF GALENA, ILLINOIS

101 Green Street, PO Box 310, Galena, Illinois 61036



MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator 

DATE: September 5, 2017

RE: Old Firehouse #1 Maintenance and Painting

A request for quotes for exterior maintenance and painting of Old Firehouse #1 (located at Bench Street and Washington Street) was issued to nine contractors on August 15. The scope of work includes repairing windows and doors and priming and painting all painted surfaces, including the roof. Two businesses, White Construction and Beautiful Restorations, submitted quotes by the September 4 deadline. The quotes are detailed in Table 1 below.

Table 1. Old Firehouse Maintenance and Painting Quotes

Company	Location	Cost
White Construction	Galena	\$5,300
Beautiful Restorations	Galena	\$4,745

Beautiful Restorations (owner Brent Hongsermeier) provided the low quote of \$4,745. The cost of the project is expected to be covered by the Fire Fund building improvement expense line item 22.22.844.04. All work should be completed by October 31.

I recommend awarding the contract to Beautiful Restorations in the amount of \$4,745.

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



Memorandum

TO: Honorable Mayor Renner, City Council & Mark Moran

FROM: Jonathan Miller, Building Official 

DATE: September 5, 2017

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

The Illinois EPA requires the City of Galena to oversee a Cross-Connection Control Device (CCCD) inspection program. The program's purpose is to protect the public water supply system from contamination or pollution by isolating contaminants or pollutants from the customer's water system. To comply with the regulations of the Illinois EPA, all back-flow systems in Galena must be tested annually by an Illinois State licensed plumber who is also a Certified Cross-Connection Control Device Inspector (CCCDCI). The inspection of these devices includes physical testing to assure satisfactory operation. The City of Galena currently inspects approximately 125 backflow devices at a fee of \$100 to the property owner.

On July 31, 2017, letters were sent out to Illinois Licensed Plumbing Contractors. We requested sealed bids for the upcoming BFPD Inspections. On September 5, 2017 at 10:00 a.m., a public bid opening was conducted at City Hall with two (2) companies responding as follows:

	<u>Cost/Device</u>
Geostar Mechanical	\$38.50
Nelson-Carlson Mechanical Contr.	\$49.00

Based on the bids received, I recommend that Geostar Mechanical be contracted to conduct our BFPD inspections for this coming inspection year. Geostar Mechanical last conducted the inspection program in 2015. Nelson-Carlson Mechanical Contractors conducted the 2016 inspections, but their price increased \$7.50 since last year. Both companies agreed to test all devices and, after testing is completed, provide the proper documentation as required by the Illinois Dept. of Public Health.

September 5, 2017

To: Mayor Renner / City Administrator Moran / City Council

From: Officer Timothy A. Wuebben

I am requesting secondary employment with P4 Security Solutions. This employment will not affect my employment with the Galena Police Department. This employment will consist of a two week employment period involving security and aid in the flooding in southern Texas. Thank you for your consideration.

Respectfully,

Officer Timothy A. Wuebben

Cc: Chief Lori Huntington

September 5, 2017

To: Mayor Renner / City Administrator Moran / City Council

From: Lt. Eric Hefel

I am requesting secondary employment with P4 Security Solutions. This employment will not affect my employment with the Galena Police Department. This employment will consist of a two week employment period involving security and aid in the flooding in southern Texas. Thank you for your consideration.

Respectfully,

Lt. Eric Hefel

Cc: Chief Lori Huntington

CITY OF GALENA, ILLINOIS

101 Green Street, PO Box 310, Galena, Illinois 61036



MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: September 6, 2017

RE: Gateway Park Addition

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

In October 2015, the city council voted to adopt the attached Cooperative Agreement between the City of Galena and the Jo Daviess Conservation Foundation (JDCF). The agreement set forth the conditions and process for the addition of 80 acres to the 100-acre Gateway Park. Among other items, the agreement called for the parties to adopt a memorandum of understanding for the long-term management of the property and, for the City to accept the donation of the fee simple ownership of the property from JDCF.

On Monday, JDCF Director, Steve Barg, will present the memorandum of understanding and land management agreement for approval. The approval of these documents will facilitate the final transfer of the property to the City later in September.

COOPERATIVE AGREEMENT BETWEEN
CITY OF GALENA
AND
JO DAVIESS CONSERVATION FOUNDATION

I. PARTICIPANTS:

City of Galena
101 Green Street
Galena, IL 61036
Phone: 815-777-1050

Jo Daviess Conservation Foundation
126 N. Main Street, P.O. Box 216
Elizabeth, IL 61028
Phone: 815-858-9100

II. SCOPE AND PURPOSE: This Cooperative Agreement is made between the City of Galena ("City") and the Jo Daviess Conservation Foundation ("JDCF").

This agreement facilitates the cooperative effort of the City and JDCF ("the Parties") to permanently protect the conservation values of the certain real property in East Galena Township, Jo Daviess County, Illinois, generally known as the eighty (80) acre Addition to Galena Gateway Park ("the Property"), and more particularly described in Exhibit A attached hereto and incorporated by this reference.

III. STATEMENT OF MUTUAL INTEREST AND BENEFITS: The acquisition and restoration of Gateway Park represents an ongoing cooperative effort between the City and JDCF.

The original Galena Gateway Park (100 acres) was purchased by JDCF using grant funding on November 19, 2010, after a 15-year effort to protect this property's conservation values.

The Parties entered into a cooperative agreement on May 18, 2011 to facilitate the efforts of the Parties to permanently protect, restore, steward, and manage the original Galena Gateway Park, which is on file at the offices of both parties. This cooperative agreement has allowed both Parties to achieve their mutual goals of providing publically-accessible open space for the residents of Jo Daviess County. Neither organization would have been able to successfully complete the project if they had undertaken the project on their own.

This Cooperative Agreement hereto seeks to build upon and expand the ongoing success of the original Galena Gateway Park. Each Party's participation in this project is contingent upon, pursuant to, and only possible because the other party is making a commitment herein to undertake certain actions described in Section VI of this Agreement.

IV. SCOPE OF AGREEMENT: The JDCF and the City shall furnish the necessary personnel and undertake the necessary actions to accomplish the following objectives:

- A. Fee simple acquisition of the Property by JDCF;
- B. Fee simple donation of the Property from JDCF to the City;
- C. The donation of a conservation easement on the Property from the City to JDCF;

Any instruments conveying a real property interest from one of the Parties to the other must be approved by both Parties prior to execution.

Any instrument or agreement pertaining to this project shall not contain restrictions or permissions that are inconsistent with the goals, requirements, and restrictions of any funding organizations that may contribute funds to this project.

Any deviations from the procedures or objectives specified in this Agreement must be presented to the signatories or their designees for specific approval before implementing any such deviations.

V. AGREEMENT BY AND BETWEEN PARTIES.

A. The Jo Daviess Conservation Foundation will:

1. Pursue grant funding from sources of its choice to facilitate the acquisition and restoration of the Property.
2. Acquire fee simple ownership of the Property, if grant funding is secured.
3. Donate the fee simple ownership of the property to the City.
4. Accept a donation of a conservation easement on the Property from the City.
5. Provide an accounting to the City for any and all funds or income received and spent on the stewardship of the Property as requested by the City or at least once annually.
6. Work cooperatively with the City to accomplish these steps.

B. The City of Galena will:

1. Accept the donation of the fee simple ownership of the Property from JDCF, which is a fundamental part of this Agreement.
2. Donate a conservation easement on the Property to JDCF.
3. Transfer any income from any agricultural leases on the Property to JDCF for restoration and stewardship of the Property.
4. Work cooperatively with JDCF to accomplish these steps.

C. The Parties mutually agree:

1. JDCF's acquisition of the fee simple ownership of the Property is contingent upon, pursuant to, and only possible because of the City's

- commitment herein to subsequently: (1) Accept a donation of the fee simple ownership of the Property from JDCF, (2) Donate a conservation easement on the property to JDCF.
2. The donation of a conservation easement on the Property from the City to JDCF is a requirement of the project's funding organization(s) and therefore it is a material aspect of this Agreement and shall not be withheld without good cause.
 3. The conservation easement shall be prepared by the JDCF and shall permanently protect the conservation values of the Property, including the educational, passive recreational, wildlife habitat, scenic, open space values.
 4. The conservation easement shall not contain any permissions or reserved rights that are inconsistent with or may violate the terms any grant agreements between JDCF and funding organizations for this project.
- D. After the objectives described in Section IV of this agreement have been completed, both parties shall develop a Memorandum of Understanding between both parties for the purpose of the long term management of the Property. This Memorandum of Understanding shall include, without limitation, the following provisions:
1. Both parties shall develop a land management plan for the Property and assist in executing the plan. This land management plan shall include, without limitation, the following provisions, which are mutually agreeable to both parties:
 - a. The land management plan shall be effective for a period of five (5) years and may be renewed or revised by the mutual consent of both parties.
 - b. The City shall be responsible for maintaining grassy trails, grassy firebreaks, paths, and driveways on the Property, including mowing, replacement of culverts as necessary, erosion repair, etc. JDCF may mow firebreaks in advance of prescribed burning activities as needed.
 - c. JDCF shall be responsible for the establishment of new firebreaks as necessary; invasive species control; and the restoration and stewardship of the natural areas, including prairie seeding, tree planting, selective tree removal, mowing of natural areas, and prescribed burning.
 2. Both parties may seek volunteers to assist in managing the Property.
 3. With the consent of the other party, both parties may seek and apply for grant funding for creating public use infrastructure, land stewardship activities, and promoting the Property.
 4. With the consent of the other party, both parties may seek and apply for grant funding to construct a pedestrian bridge and trail that shall extend the Galena River Trail from its current terminus at Buehler Preserve to Gateway Park.

VI. PERIOD OF PERFORMANCE

The period of performance of this Cooperative Agreement is effective upon execution and shall expire five (5) years from the date of the last dated signature. It can be renewed at that time or modified by either party as described in Section VIII of this agreement.

VII. PROJECT OFFICERS

For the City of Galena:

Mark Moran, City Administrator
City of Galena
101 Green Street
Galena, IL 61036
Phone: 815-777-1050
mmoran@cityofgalena.org

For the JDCF:

Steve Barg, Executive Director
Jo Daviess Conservation Foundation
126 N. Main Street, PO Box 216
Elizabeth, IL 61028
Phone: 815-858-9100
director@jdcf.org

VIII. MODIFICATION

Modifications to this Agreement may be initiated by either party at any time by giving 30 days written notice to the other party. It is understood between the Parties hereto that in order for any modifications to take place it will require the agreement of both Parties to this Agreement.

In witness whereof, the Parties have executed this Cooperative Agreement on the day, month, and year indicated:

City of Galena:

Accepted and approved by the City Council of Galena, IL on October 20, 2015 by a vote of 7 yea and 0 nay.

Terry Renner
Terry Renner, Mayor

Date: 11-9-2015

Jo Daviess Conservation Foundation:

Accepted and approved by the Board of Directors of the Jo Daviess Conservation Foundation on September 17, 2015 by a vote of 11 yea and 0 nay.

Frances Rivoire
Frances Rivoire, President

Bret Johnson
Bret Johnson, Secretary

Date: 11-19-15

Date: 11-19-15

EXHIBIT A

Addition to Galena Gateway Park
Legal Description

A parcel of land located in the Southeast Quarter of Section 16 and in the Northeast Quarter, Northwest Quarter & Southeast Quarter of Section 21, all in Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township, Jo Daviess County, Illinois, which is bounded by a line described as follows: Beginning at the Northeast corner of said Section 21; thence South $1^{\circ}22'34''$ East, along the East line of the Northeast Quarter of said Section 21, a distance of 288.69 feet; thence North $89^{\circ}43'16''$ West, 819.75 feet to a found iron pipe; thence South $88^{\circ}41'58''$ West, 1720.35 feet to a point lying on the Southeasterly right-of-way line of the Illinois Central Railroad, said point lying 66.00 feet Southeasterly as measured radially from said centerline, said Southeasterly right-of-way line as referred in the Warranty Deed conveyed to Joann Richards, as Recorded as Document No. 318640 in the Office of the Jo Daviess County Recorder; thence continuing Northeasterly along said Southeasterly right-of-way line and said Richards property line, along a circular curve concave to the West, an arc distance of 211.83 feet to a point of tangent, said curve having a radius of 1,066.00 feet, a central angle of $11^{\circ}23'07''$ and whose long chord bears North $14^{\circ}23'45''$ East, 211.48 feet from the last described course; thence North $08^{\circ}42'12''$ East, along said Southeasterly right-of-way line and said Richards property line, a distance of 136.86 feet to a point of curve; thence continuing Northeasterly along said Southeasterly right-of-way line and said Richards property line, along a circular curve concave to the East, an arc distance of 1,358.62 feet to a point of tangent; said curve having a radius of 1,447.00 feet, a central angle of $53^{\circ}47'46''$, and whose long chord bears North $35^{\circ}36'05''$ East, 1,309.26 feet from the last described course; thence North $62^{\circ}29'58''$ East, along said Southeasterly right-of-way line and said Richards property line, a distance of 768.39 feet to a point of curve; thence continuing Northeasterly along said Southeasterly right-of-way line and said Richards property line, along a circular curve concave to the West, an arc distance of 28.71 feet to a point on the Southerly line of the property conveyed to the County of Jo Daviess, by Warranty Deed recorded as Document No. 255137, in the Office of the Jo Daviess County Recorder, said curve having a radius of 1,866.00 feet, a central angle of $00^{\circ}52'54''$ and whose long chord bears North $62^{\circ}03'31''$ East; 28.71 feet from the last described course; thence South $69^{\circ}12'19''$ East, along said County property, a distance of 352.26 feet; thence South $89^{\circ}12'18''$ East, along the South line of said County property, a distance of 607.51 feet to a found iron rod on the East line of the Southeast Quarter of Section 16, in said Township and Range; thence South $02^{\circ}19'50''$ East, along said East line, a distance of 1,316.87 feet to the point of beginning, said Tract containing 80.07 acres, more or less, all being situated in East Galena Township, Jo Daviess county, Illinois, according to survey dated August 29, 2006 prepared by Paul C. Brashaw, Illinois Professional Land Surveyor.



**JO DAVIESS
CONSERVATION
FOUNDATION**

126 N Main Street, PO Box 216
Elizabeth, IL 61028
p: 815.858.9100
e: info@jdcf.org
w: www.jdcf.org

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Galena

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Lindsay Andrews

Outreach Coordinator

Paul Bane

Restoration Specialist

Ryan Getz

Director of Land Stewardship

Jim Johannsen

Director of Land Preservation

Deb Kelly

Director of Communications

Luke Koett

Restoration Specialist

Shauna McLane

Bookkeeper

Christie Trifone-Simon

Director of Development

November 20, 2015

Mark Moran
City of Galena
101 Green Street
Galena, Illinois 61036

Dear Mark,

Please find enclosed a fully executed original copy of the Cooperative Agreement between the City and JDCF regarding the acquisition, restoration, protection, and management of the Addition to Galena Gateway Park. Please keep this copy for your records. We've retained a duplicate original copy for our own records.

We look forward to continuing this partnership and taking the next steps towards protecting this incredible community asset. I will keep you up to date as we make progress. Please contact me anytime if you have questions.

Sincerely,

Jim Johannsen
Director of Land Preservation

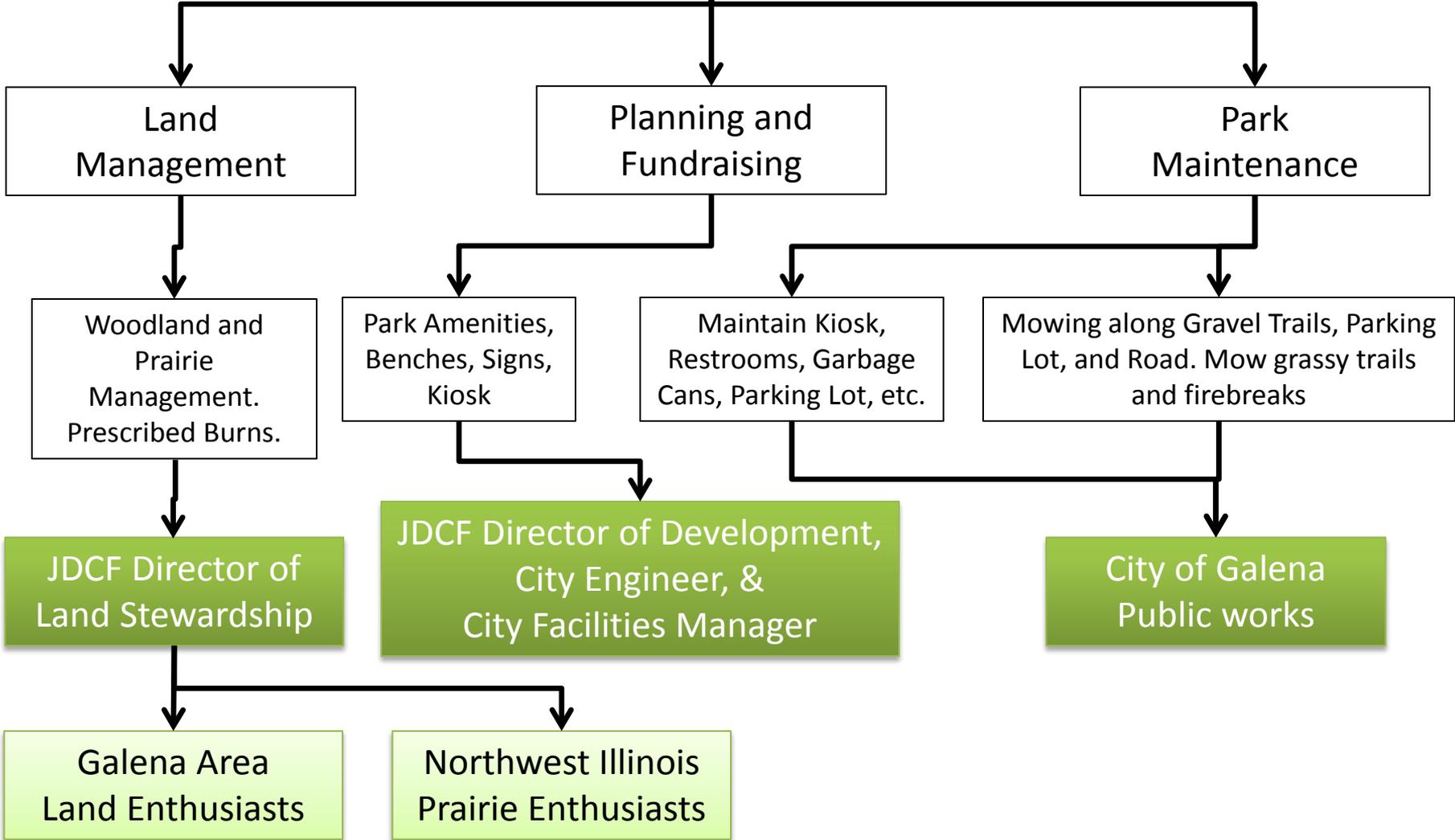
Enclosure

cc: Steve Barg, JDCF





Memorandum of Understanding



MEMORANDUM OF UNDERSTANDING

BETWEEN

CITY OF GALENA, ILLINOIS

AND

JO DAVIESS CONSERVATION FOUNDATION, INC.

This MEMORANDUM OF UNDERSTANDING is hereby made and entered into by and between the City of Galena, Illinois, hereinafter referred to as “the City”, and the Jo Daviess Conservation Foundation, Inc., hereinafter referred to as “JDCF.”

A. PURPOSE.

The purpose of this Memorandum of Understanding (“MOU”) is to establish a mutually agreeable framework for cooperatively managing certain real property owned by the City located in East Galena Township, Jo Daviess County, Illinois, generally referred to as “Gateway Park.”

B. STATEMENT OF MUTUAL BENEFIT AND INTERESTS.

The acquisition and restoration of Gateway Park represents an ongoing cooperative effort between the City and JDCF. This ongoing partnership has allowed both parties to achieve their mutual goals of providing publically-accessible open space for the residents of Jo Daviess County. Neither organization would have been able to successfully complete the project if they had undertaken the project on their own.

The parties entered into a Cooperative Agreement on May 18, 2011 to facilitate the efforts of both parties to acquire, restore, and manage the original 100-acre Gateway Park, which is on file at the offices of both parties. Section III, Subsection C, Paragraph 3.1 of this Cooperative Agreement states that the parties will develop a memorandum of understanding for the purpose of the long-term management of the original 100-acre Gateway Park. This MOU serves this purpose.

The City, as grantor, granted to JDCF, as grantee, granted to JDCF a Grant of Conservation Right and Easement for the original Gateway Park on May 27, 2011, the purpose of which is to preserve in perpetuity the Conservation Values of the original Gateway Park and to prevent in perpetuity any uses of the original Gateway Park that significantly impair or interfere with the Conservation Values. Section 2(e) of this easement states that the Parties will enter into a Land Stewardship Agreement, that said Stewardship Agreement will identify each party’s responsibility towards the maintenance and preservation of the original Gateway Park, and that this Stewardship Agreement shall be reduced to writing. This MOU serves that purpose.

The parties also entered into a separate Cooperative Agreement on November 19, 2015 to facilitate the efforts of both parties to acquire, restore, and manage the a 80.07-acre Addition to Gateway Park, which is on file at the offices of both parties. Section V, Paragraph D.1 of this Cooperative Agreement states that the parties will develop a memorandum of understanding for the purpose of the long-term management of the 80.07-acre Addition to Gateway Park. This MOU serves this purpose.

The City, as grantor, granted to JDCF, as grantee, granted to JDCF a Grant of Conservation Right and Easement for the Addition to Gateway Park on _____, 20____, the purpose of which is to preserve in perpetuity the Conservation Values of the Addition to Galena Gateway Park and to prevent in perpetuity any uses of the Addition to Galena Gateway Park that significantly impair or interfere with the Conservation Values. Section 2(e) of this easement states that the Parties will enter into a Land Stewardship Agreement, that said Stewardship Agreement will identify each party's responsibility towards the maintenance and preservation of the Addition to Gateway Park, and that this Stewardship Agreement shall be reduced to writing. This MOU serves that purpose.

This scope of this MOU between the parties shall include both the original 100-acre Gateway Park and the 80.07-acre Addition to Gateway Park, which, together, constitute a single 180.07-acre public park that is cooperatively managed by the parties.

C. BOTH PARTIES WILL:

1. Work cooperatively with one another to seek out and secure additional sources of funding for additional public use amenities, including but not limited to benches, interpretive signs, pedestrian trails, and pedestrian trail connections to nearby public land. No additional funding may be sought for public use amenities and no additional public use amenities may be constructed or installed without the mutual consent of both parties. If private donations are collected, those private donations will be collected and processed through JDCF to provide a charitable tax deduction opportunity to donors.
2. Work cooperatively with one another in the planning, construction, and installation of public use amenities not currently present at Gateway Park.
3. Limit their management activities to those activities and uses permitted by the Grant of Conservation Right and Easement recorded in the office of the Jo Daviess County Recorder on June 1, 2011 as document number 363054, which encumbers the original 100-acre Gateway Park.
4. Limit their management activities to those activities and uses permitted by the Grant of Conservation Right and Easement recorded in the office of the Jo Daviess County Recorder on _____, 2017 as document number _____, which encumbers the 80.07-acre Addition to Gateway Park.
5. Limit their management activities to those activities and uses permitted by the Illinois Clean Energy Community Foundation, the Grand Victoria Foundation, and the Doris Duke Charitable Foundation, which provided grant funding to JDCF to purchase the original 100-acre Gateway Park in 2010. Grant agreements between JDCF and these funders are on file at the offices on JDCF.

6. Limit their management activities to those activities and uses permitted by the Illinois Clean Energy Community Foundation and The Conservation Fund, which provided grant funding to JDCF to purchase the 80.07-acre Addition to Gateway Park in 2016. Grant agreements between JDCF and these funders are on file at the offices on JDCF.
7. Limit their management activities to those activities and uses permitted by the Notice of Award Agreement recorded in the office of the Jo Daviess County Recorder on February 16, 2016 as document no. 388244 which places certain restrictions on the property and grants certain rights to the United States Fish and Wildlife Service as a condition of the grant funding award made by The Conservation Fund to the Jo Daviess Conservation Foundation for the acquisition, restoration, and stewardship of the 80.07-acre Addition to Gateway Park in 2016.
8. Limit their management activities to those activities and uses permitted and prescribed by the “Galena Gateway Park Management Plan” attached hereto as Exhibit A and referred to herein as “Management Plan.” This Management Plan is in effect from 2017 until 2022.

D. JDCF WILL:

1. Maintain and manage all natural areas including woodlands, grasslands, savanna restorations, and prairie restorations. Natural areas maintenance and management may include invasive species control, restoration of former agricultural areas to native habitat, tree removal, mowing of natural areas, and other activities as described in the Management Plan attached hereto.
2. Conduct prescribed burns of native restored prairie, grasslands, savannas, and woodlands, and establish new firebreaks as needed to conduct such burns, in accordance with the Management Plan attached hereto.
3. Provide leadership for and direct the activities of other individuals, organizations, groups, and volunteers that may assist in the management of Gateway Park, including the Galena Area Land Enthusiasts (“GALE”) and the Northwest Illinois Prairie Enthusiasts (“NIPE”).
4. Conduct deer culling activities at Gateway Park, and to permit the Illinois Department of Natural Resources (IDNR) to do the same, in accordance with applicable state and federal law in the event that JDCF or IDNR determines that an overpopulated deer herd is having adverse effects on the health and ecological integrity of the park or in the event that the deer herd is infected with a communicable disease such as (but not limited to) chronic wasting disease or bluetongue disease. In the event that deer culling is required, JDCF and/or the IDNR shall determine the number of deer to be culled from the herd.
5. Stock the kiosk at the parking lot with maps and other printed materials pertaining to the park, the use thereof, and the programs and mission of JDCF.

E. THE CITY WILL:

1. Maintain all public use infrastructure and developments, including but not limited to the entrance road, entrance sign, culverts, parking lot, fences, paved (gravel)

trails, utilities, bathrooms, interpretive signs, benches, kiosks, trash receptacles, and any other such developments that the City may establish in the future.

2. Maintain and mow all grassy trails and firebreaks as described in the Management Plan attached hereto. Grassy firebreaks will be maintained to serve a second purpose as recreational trails for use by the public. Mowers used on the property will be cleaned and kept free of vegetative debris prior to being used on the property in order to prevent the accidental spread of invasive plant species on the property. JDCF may mow firebreaks in advance of prescribed burning activities as needed.
3. Maintain a 4-foot wide mowed grassy buffer on all sides of the parking lot and paved trails, as described in the Management Plan attached hereto.
4. Maintain and post all property boundaries, as described in the Management Plan attached hereto.
5. Remove trash from any trash receptacles placed on the property.
6. Clear snow and ice from the entrance road, parking lot, and other paved areas as the City sees fit.
7. Ensure proper enforcement of the rules and restrictions pertaining to the use of the park by the general public as established by the conservation easements referenced herein and as established by the rules and ordinances of the City of Galena.

F. IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:

1. Prior Agreement. Upon execution of this MOU, the prior memorandum of understanding by and between the Parties dated April 28, 2015, the scope of which includes the original 100-acre Gateway Park only, shall be effectively terminated.
2. Amendment. This MOU may be amended or modified by the mutual consent of the parties. Any amendments or modifications to this MOU shall be executed in writing and signed and dated by both parties.
3. Term. The term of this MOU shall commence on August 1, 2017 and expire on August 1, 2022.
4. Responsibilities of Parties. The parties shall utilize their own resources, including expenditure of their own funds, to implement the activities described in Sections C, D, and E herein.
5. Unforeseen Future Needs. If an unforeseen management need arises at Gateway Park and neither party is responsible for that need under the terms of this MOU, this MOU may be amended as described herein to address that unforeseen need.
6. Principal Contacts. The principal contacts for this instrument are:

Janelle Keeffer, Facilities Manager Ryan Getz, Director of Land Stewardship

Exhibit A
Gateway Park Management Plan

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Galena Gateway Park Management Plan

Author:	Ryan Getz, Director of Land Stewardship, JDCF
Mapping:	Becky Clow, Restoration Specialist, JDCF
Physical Address:	9300 Powder House Hill Road, Galena, IL 61036
County:	Jo Daviess
Legal Description:	T.28N. R.1E. S.21, S.16
Acres:	180.07 acres
Land Ownership:	City of Galena, Illinois
Date of Acquisition:	Original 100 acre purchase in 2010 by the Jo Daviess Conservation Foundation (JDCF), transferred to the City of Galena in 2011 (herein referred to as the “Original”). 80 acre addition purchased by JDCF in 2016, transferred to the City of Galena in 2017 (herein referred to as the “Addition”).

SUMMARY

The City of Galena owns the 180 acre Galena Gateway Park and is referred to herein as the “Park.” The property consists of significant open space with spectacular natural resources including the signature “Gateway” to the City of Galena, and gives the commanding view of the City of Galena and its National Registry of Historic Places Historic District, as well as views of the surrounding Tri-state area as people drive around Horseshoe Mound along Highway 20. The Mississippi River bluffs in the State of Iowa, and the geological mounds of Sinsinawa Mound and Platteville Mound in the State of Wisconsin are visible from the Park. The Park fronts Highway 20 for 0.21 miles, which is also along two scenic byways, the federally recognized Great River Road National Scenic Byway and the Illinois recognized Grant Memorial Highway.

The Park is jointly managed by the City of Galena and the Jo Daviess Conservation Foundation to restore and enhance native habitats, and allows for several types of passive recreational uses. Per the Memorandum of Understanding (MOU) signed between JDCF and the City of Galena in 2017, JDCF is responsible for the development, planning, execution, and maintenance of the ecological restorations at the Park. The City of Galena is responsible for infrastructure maintenance of roads, trails, and amenities.

SOILS AND GEOLOGY

The soils of the property are of two soil associations identified in the Soil Survey of Jo Daviess County, Illinois (1996). Along the south boundary of the property from Highway 20 is a Rozetta-Eleroy-Derinda Association. According to the Soil Survey, “This association consists of soils on knolls and ridges and on side slopes along drainage ways; it is highly dissected by narrow drainage ways. It is wedged between two major formations of limestone on uplands.” The Property is adjacent to Horseshoe Mound, which is made of the Silurian limestone that caps the highest points in Jo Daviess County. The Park soils across from Horseshoe Mound are of this soil association with bedrock of the Maquoketa shale.

Transitioning through the rest of the property, the center and northern reaches are a Dubuque-Lacrescent-Dunbarton Association. According to the Jo Daviess County Soil Survey, “Most areas are used for cultivated crops or for hay or pasture. The sloping and strongly sloping soils are poorly suited to cultivated crops and to hay and pasture, and the steep and very steep soils are generally unsuited. Erosion is the major hazard. The soil association is moderately suited to woodland. It is well suited to woodland wildlife habitat.” This area is where the land transitions from the Maquoketa shale down through the Galena limestone, which is Ordovician in age. Several areas on the steep slopes of the north portions of the Park have the Galena limestone exposed.

Much of the soil types indicate being previously wooded and were most likely cleared within the past 200 years for agricultural production. In the past 60 years, much of the steep areas of the Park have begun to succeed back into early successional forest. The open ridgelines were cropped for several generations, until the past 20-30 years, during which time the entire property was pastured with cattle. Ten years ago, the ridgelines were put back into row crop production and the cattle grazing was removed from the rest of the property. The Park is adjacent to the geological formation of Horseshoe Mound, which is an Illinois Natural Area Inventory Site (INAI# 0608) for its geological formation.

NATURAL RESOURCES

Currently, the Park has four land uses: 83 acres of remnant oak savanna, forest, and early successional forest; 59 acres restored to native tallgrass prairie; 31 acres of predominately cool season grassland, but with some small pockets of low quality remnant prairies; and 8 acres of bottom land field planned for conversion to a bottomland hardwood forest.

In viewing the 1940s aerials of the Park property, it was largely in crop production, yet several different land uses are evident, suggesting a mixture of corn, hay, and small grains such as oats or wheat. The other half of the property is assumed to have been grazed, yet it was substantially open, with approximately half being oak savanna and the other half being grassland.

The Galena Gateway Park property provides habitat for a variety of wildlife. The Property implements the Illinois State Wildlife Action Plan (“SWAP”) adopted in 2005 by the Department of Natural Resources of the State of Illinois (IDNR 2005) by addressing action items

of the Forest Campaign, Farmland & Prairie Campaign, Land & Water Campaign, Green Cities Campaign, as well as the management guidelines of the Wisconsin Driftless Natural Division and Upper Mississippi River and Illinois River Natural Division. In particular the Property includes both woodland and grassland habitats. These habitat types can support species identified as Species in the Greatest Need of Conservation (“SGNC”) for both natural divisions.

According to the Illinois SWAP, the Wisconsin Driftless Area Natural Division supports the following 7 SGNC that have been documented on the Galena Gateway Park Property: chimney swift, savanna sparrow, field sparrow, northern flicker, sandhill crane, bald eagle, and bobolink. The Park is nearly adjacent to JDCF’s Buehler Preserve, separated by a single set of railroad tracks, and bird species that have been observed on Buehler Preserve include 7 additional SGNC: brown creeper, brown thrasher, common nighthawk, field sparrow, willow flycatcher, wood thrush, and yellow-billed cuckoo. These seven species are likely utilizing the habitats present on the Park as well. In addition, the Park property can potentially support the following 10 SGNC: Illinois chorus frog, pickerel frog, red-shouldered hawk, broad-winged hawk, red-headed woodpecker, American woodcock, and bobcat.

During the spring of 2010 JDCF staff conducted a preliminary site inspection on the original 100 acre acquisition, which included drafting an initial species list for the Park property. This included a preliminary plant, mammal, and bird species list. A total of 89 plant species, of which 63 are native and 25 are invasive, 5 mammals, and 41 bird species have been identified. (See table in appendix)

In May of 2016, a botanical survey of the 80 acre addition to Gateway Park was conducted. The survey found a total of 64 species of woody and herbaceous plants.

CULTURAL RESOURCES

The region has a long pre-European history beginning with the archaic and mound-building Woodland cultures that were the first Native Americans to inhabit the region. The Meskwaki and Sauk peoples inhabited the area at the time of European contact.

Native American lead mining occurred across the region, dating back to the Middle Woodland period. Large scale Native American lead mining began taking place in earnest starting in the 1650s, and ended with their forced removal from the region in the 1830s. European Settlers continued the mining boom through the 1800s and part of the 1900s. Numerous exploratory pit mines left by these European Settlers occur across the Park.

Red Gates Archeology, LLC conducted a surface collection during the spring of 2017 on one of the tillable fields in the northwest corner of the Park. They located three previously unrecorded archaeological sites, two Native American habitation sites, and one historic Euro-American homestead site. As of the writing of this management plan, these three previously unrecorded archaeological sites have not yet been entered in the Illinois Archaeological Sites (IAS) system.

In addition to these yet unrecorded sites, the Park contains three known Illinois Archaeological Sites on record with the Illinois State Archeological Survey (ISAS). Site 11JD805 (“Longue Duree Mound”) is a Woodland period deflated conical mound situated on a bluff top knoll overlooking the Galena River. Site 11JD299 contains a string of eight exploratory pit mines on a ridge overlooking the Galena River. Site 11JD301 is a historic Euro-American homestead site. Below is the IAS site file information for these three recorded archaeological features.

Longue Duree Mound

IAS Site Number: 11JD805
Site Name: Longue Duree Mound
Legal Location: SE1/4, SE1/4, SW1/4, SE ¼, T28N, R1E, Section 16, East Galena Township.
Topographic Location: Bluff top ridge Knoll
Description: The Longue Duree Mound sits on a bluff top knoll at the termination of a ridge overlooking the Galena River.
Comments: Deflated conical mound, Woodland period.

Lead Mines

IAS Site Number: 11JD299
Site Name: N/A
Legal Location: SE1/4, SW, NE, SE, SE, Section 16, T28N, R1E, East Galena Township.
Topographic Location: Upland Ridge
Description: Site is a mid to late 19th century or possibly 20th century lead mine, consisting of a series of eight depression or pits (4-20m wide/1-3m deep) located along the side-slope of a wooded, N/S oriented ridge spur and associated with an interconnecting old dirt road which eventually leads downslope on both sides of the spur.

Euro-American Homestead Site

IAS Site Number: 11JD301
Site Name: N/A
Legal Location: SE1/4, NE1/4, NW1/4, NE1/4, T28N, R1E, Section 21, East Galena Township.
Topographic Location: The site is located on an upland bluff slope overlooking an intermittent stream and about ½ mile east of the Galena River.
Description: This site is reported to contain mid to late 19th century barn remains and a 20th century windmill. The barn had a bedrock floor and cut limestone foundation. A nearby depression may be a lead mining pit and a more recent cement trough is located near the wind mill.

Artifacts observed in the area include square nails, handmade bricks and a broken whetstone wheel. The site is believed to span the time period from 1840-70 to the middle of the 20th century.

RESTRICTIONS

The Property is permanently protected by a conservation easement donated to JDCF by the City of Galena at the time the original 100 acres was transferred in May 2011. An additional conservation easement on the 80 acre addition was donated to JDCF by the City of Galena at the time of transfer in 2017. Although these two conservation easements are largely similar, there are very slight differences between the two, particularly around buildings and building envelopes. These conservation easements permanently protect the public recreational, scenic, natural, open space, and cultural resources of the property. A summary of the reserved rights and prohibited uses are summarized below:

Prohibited Uses:

- No industrial or commercial use inconsistent with the Purpose of the easements.
- No buildings, except within the building envelopes
- No antennae, tennis courts, lawns, golf course, golf driving ranges, soccer or other ball fields, flag poles, decks, patios, swimming pools, driveways, playground equipment, or billboards
- No alteration of the topography and hydrology, except as necessary with allowed uses
- No alteration of wetlands or watercourses, etc., except as necessary with allowed uses
- No subdivision, except as allowed below
- No destruction of native flora, except as allowed below
- No dumping, placing, or storing waste, trash, discarded equipment, garbage, hazardous materials, or other waste material that did not originate from the Park.
- No ATV recreational uses, except on roadways and permissible for hunting and land management activities.
- No lighting of the property, except in the building envelopes and used as indirect downward lighting.
- No agricultural activities, except if used as land management activities.
- No significant change to the scenic and aesthetic features of the Park as visible from Highway 20.
- No off-leash dog exercise areas (dog parks)
- No activity that may cause disturbance of or destruction to the Longue Duree Mound

Reserved Rights:

- The property will be open for passive recreational uses
- Passive recreational uses may include hiking, walking, photography, nature observation, outdoor education, picnicking, cross-country skiing, snowshoeing, bicycling, horseback riding, and primitive camping.
 - City may charge user fees to defray cost to manage the property

- City can make reasonable rules and regulations for the permitted uses as necessary
- Incidental use by businesses of the property will not be a commercial use. There will be no *de minimis* use of the property for commercial activity.
- Trails are permitted for pedestrian and equestrian uses.
- Recreational structures which support the passive recreational uses of the property are permitted as necessary.
- There is a building envelope on the Original Park of approximately 5 acres to be used for a possible interpretive center, office, etc. The envelope must be surveyed, approved by JDCF, and the conservation easement amended before the envelope is used in the future. The envelope may be subdivided from the original parcel if necessary and the configuration of the survey can be changed.
 - Storage and disposal of waste must happen within this building envelope.
- There is a building envelope on the Addition to the Park of approximately 5 acres to be used for some interpretive center, office, equipment storage, etc. The location and boundaries of this building envelope are contained in the conservation easement.
- Fences can be maintained, built, or removed as needed.
- Access roads are allowed for the public uses with JDCF's prior approval.
- Vegetation and timber can be managed to maintain the savanna, woodland, tree, forest, prairie, and grassland habitats of the property. Specifically, vegetation can be removed if it threatens human health or safety, is infested, or is non-native or invasive. Vegetation can be burned, mowed, or removed to maintain the character of the land. The timber can be thinned, but any harvesting of trees requires approval of the JDCF.
- Land management activities will not cause significant soil degradation, erosion, or pollution.

PUBLIC USE INFRASTRUCTURE

Galena Gateway Park is managed to restore and enhance native habitats, but to also allow for several types of passive recreational uses. It is the intent of JDCF and the City of Galena to pursue grants and donations to develop the site.

Amenities

An entrance roadway, parking lot, and foundation for future restrooms were constructed in 2015. No funding currently exists to finish the construction of the restrooms. The City of Galena purchased and placed a handicap accessible Porta-Potty in the interim while searching for grant funding to complete construction. The Galena Lions Club paid for and constructed the information kiosk at the head of the ADA trail system in 2015.

JDCF and the City of Galena have been working cooperatively to raise funds for park benches, and interpretive signs. Currently, four metal park benches have been installed, with the installation of two interpretive signs planned for spring of 2018. This cooperative fundraising effort will continue, with an end goal of ten benches and ten interpretive signs.

Trails

Approximately 4.5 miles of trails exist at Gateway Park, which include an ADA compliant gravel trail, mowed grass trails, and one gravel roadway bisecting the center of the park. The two gravel trails that travel northwesterly away from the parking lot are known as the “Galena View Trail” and were funded with an Open Space Land Acquisition and Development grant awarded to the City. The trails are for passive use only, with motorized vehicles prohibited by the conservation easement. The City of Galena maintains the trails via mowing, grading, etc., per the terms of the MOU.

Building Envelope

There is a 5 acre building envelope described in the conservation easement for the Original Park and baseline documentation report. The intent is for a future interpretive center, museum, or educational center for public use. Accordingly, it would need to be approved, surveyed, funded, and designed. Yet, at the time of transfer of the property and recording of the conservation easement, JDCF and the City wish to allow for this in the future. Prior to any construction commencing in this building envelope, it needs to be surveyed, approved by JDCF, and included in a written amendment to the conservation easement.

There is a second 5 acre building envelope described in the conservation easement for the Addition to the Park. The location and boundaries of this building envelope are contained in that conservation easement. The intent is for some sort of interpretive center or office used by the general public or by employees connected to the management or purposes of Gateway Park.

RESTORATION ACTIVITIES

One of the intents of JDCF and the City of Galena is to manage and restore the natural habitats of the Park. As stated previously, there are approximately 83 acres of remnant oak savanna and forest, portions of which are very young early successional forest. Fifty nine acres of former agricultural fields have been restored to tallgrass prairie; in addition, there are 31 acres of predominately cool season grassland with some small pockets of low quality remnant prairies. Eight acres of bottom land field are planned for conversion to bottomland hardwood forest. It is the intent of JDCF and the City to use the management plan as the guide for future restoration and management. Below are the general intentions of what will be conducted with the land:

Forest

There are approximately 83 acres of remnant savanna, forest, and early successional forest on the property. Considerable restoration work has already been completed on 53 acres of forest in the original portion of the Park. Restoration work is scheduled to continue on this original portion of

the Park.

Original Gateway

Restoration work completed:

- Cleared approximately 1 mile of property line firebreaks (2012)
- Cut and treated invasive species such as buckthorn, bush honeysuckle, Japanese barberry, and multiflora rose (2012)
- Timberstand Improvement (TSI) to girdle invasive and mesophytic tree species (2012)
- Prescribed burning (2012, 2013, 2014)
- Follow up treatment of invasive species re-sprouts (ongoing)

Restoration work to complete:

Oak savanna restoration, 14 acres (Unit 7, 2015-2016)

Grant funded by:

US Fish and Wildlife Service, *Partners for Fish and Wildlife*
 Illinois Clean Energy Community Foundation, *Community Stewardship Challenge*

Work performed by:

JDCF staff
 JDCF Volunteers
 Northern Illinois Prairie Enthusiasts (contractor)

The project consists of the restoration of a 14 acre remnant oak savanna at Gateway Park. Non-savanna overstory trees, undesirable understory and midstory vegetation, as well as non-native invasive shrubs will be manually removed to facilitate the establishment of a desirable native herbaceous understory and regeneration of desirable tree species. A high diversity, native herbaceous species mix will be planted in the area once the undesirable vegetation and invasive species have been removed. In addition to the removal of undesirable and invasive vegetation, three years of follow up management will be conducted to aid the establishment of the desirable native vegetation.

This project will create snags (standing dead trees) and habitat structure on which numerous federal trust species rely. Cavity nesting birds such as red-headed woodpecker (*Melanerpes erythrocephalus*), yellow-bellied sapsucker (*Sphyrapicus varius*), and eastern bluebird (*Sialia sialis*), small mammals such as northern long-eared myotis (*Myotis septentrionalis*), little brown bat (*Myotis lucifugus*), and big brown bat (*Eptesicus fuscus*), as well as numerous other federal trust species rely on snags and coarse woody debris (snags that fall onto the ground) at various times in their life cycles.

Addition to GatewayRestoration work to complete:

Bottomland hardwood forest restoration, 8 acres (2016-2020)

Funded by:

The Conservation Fund (property acquisition funds)

Work performed by:

JDCF staff

JDCF Volunteers

The 8 acre bottomland field will be restored to bottomland forest by planting floodplain hardwood tree saplings. The species that will be planted include swamp white oak (*Quercus bicolor*), burr oak (*Quercus macrocarpa*), pin oak (*Quercus palustris*), red oak, white oak, river birch (*Betula nigra*), black walnut, and buttonbush (*Cephalanthus occidentalis*). Control of invasive species such as reed canary grass (*Phalaris arundinacea*) and box elder (*Acer negundo*) trees via cutting and herbicide application will take place prior to planting. Trees will be planted by volunteers and JDCF staff. Tree rows will be sprayed with herbicide for the first several years and the spaces in between tree rows will be mowed to prevent undesirable species from out-competing the tree saplings. As the forest matures, trees will be selectively removed to reduce crowding as needed.

Forest/Savanna Restoration, 28 acres (2016-2020)

Funded by:

The Conservation Fund, Illinois Clean Energy Community Foundation
(property acquisition funds)

Work performed by:

Contract labor

JDCF staff

JDCF Volunteers

Two acres that are currently in forest cover will be restored to savanna. Oak and hickory trees will be planted to increase species diversity. The remaining 26 acres of forest will undergo intensive restoration to improve wildlife habitat. West- and south-facing slopes will be cleared of undesirable tree species and, where appropriate, the tree density will be reduced to encourage oak and hickory species. North- and east- facing slopes with less direct sunlight will be cleared of undesirable tree species and invasive understory species. Undesirable tree species (such as black locust and mulberry) will be removed manually and the cut stumps will be treated with herbicide to prevent resprouting. Invasive species in the understory will be controlled by manual and chemical means initially, with prescribed fire utilized in subsequent years to discourage resprouts and eliminate whatever may sprout from the soil's seed bank.

In all forested areas, firebreaks will be cleared and maintained so a prescribed fire regimen can be implemented to discourage undesirable tree species and promote the growth of native forest species.

Grassland

Sixteen acres will remain in mixed grassland cover. Invasive species, such as multiflora rose and Canadian thistle will be removed. Prescribed fire will be used to increase the ratio of native grassland species to non-native grassland species. In the long-term, all grassland areas may be interseeded with native prairie and savanna species to return these areas to a more native habitat.

Prairie

Fifty nine acres of native prairie have been restored at Gateway Park, with the first phase of planting starting in 2012 and the final acreage planted in 2016. (see species list below) Prairies need ongoing management and disturbance in order to maintain species diversity. Invasive species control, prescribed burning, and reseeded will be ongoing management activities.

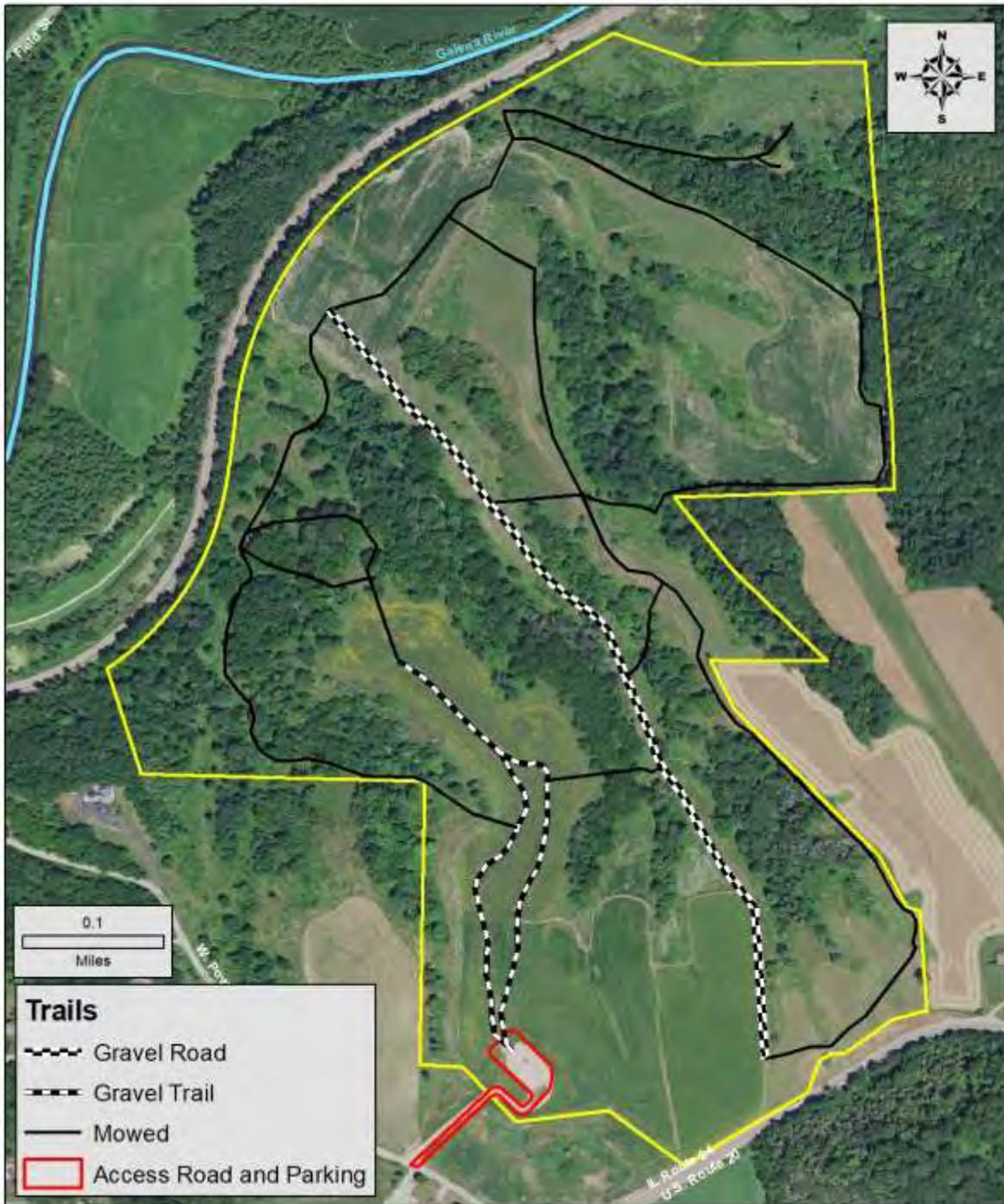
Gateway Park Boundaries



Map created by JDCF 08-11-2017

Basemap: USDA Orthographic Imagery, 2015

Gateway Park Trails 2017



Map created by JDCF 06-03-16

Basemap: USDA Orthographic Imagery, 2015

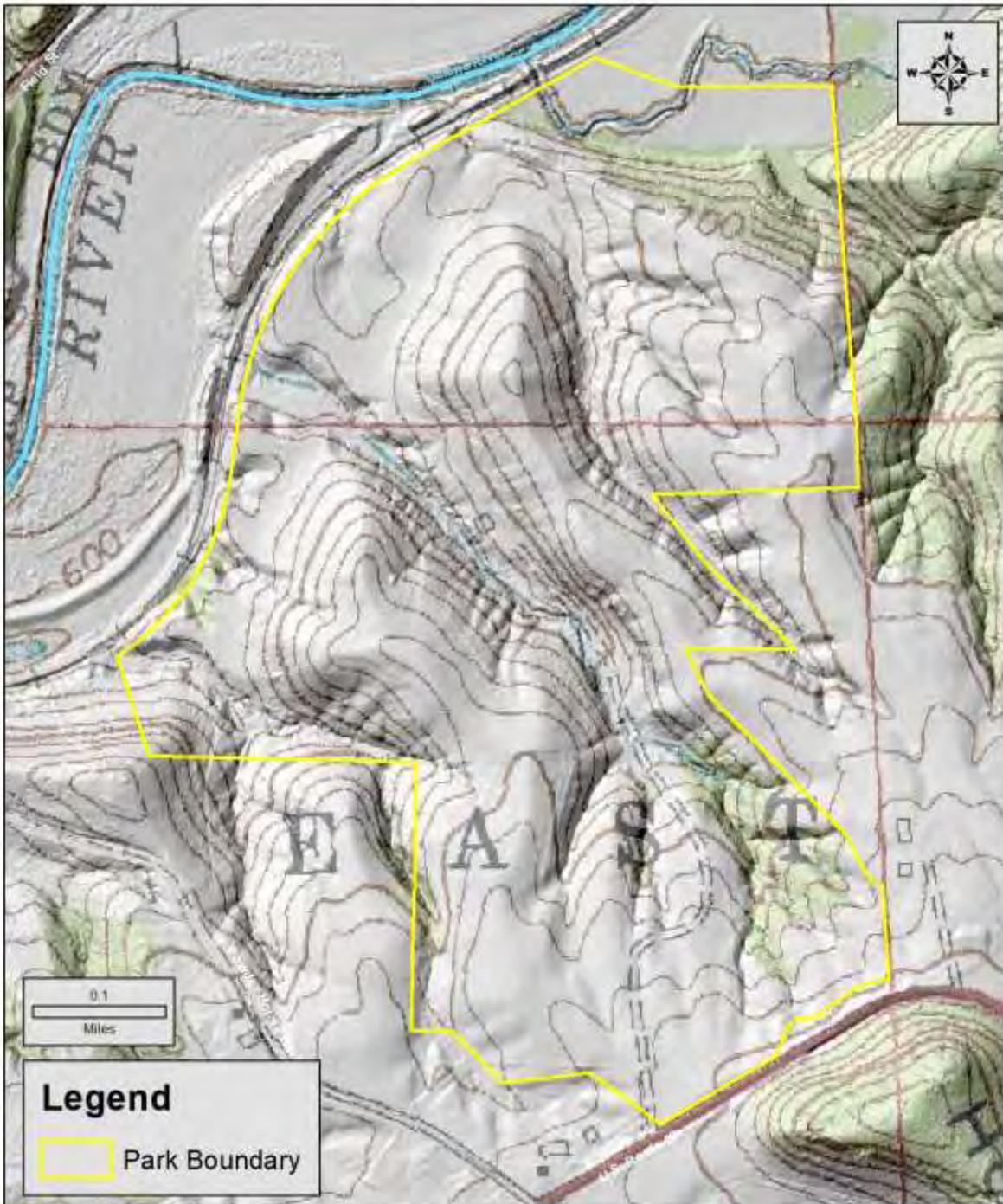
Gateway Park 1946 Aerial Photograph



Map created by JDCF 08-11-2017

Basemap: USDA Orthographic Imagery, 1946

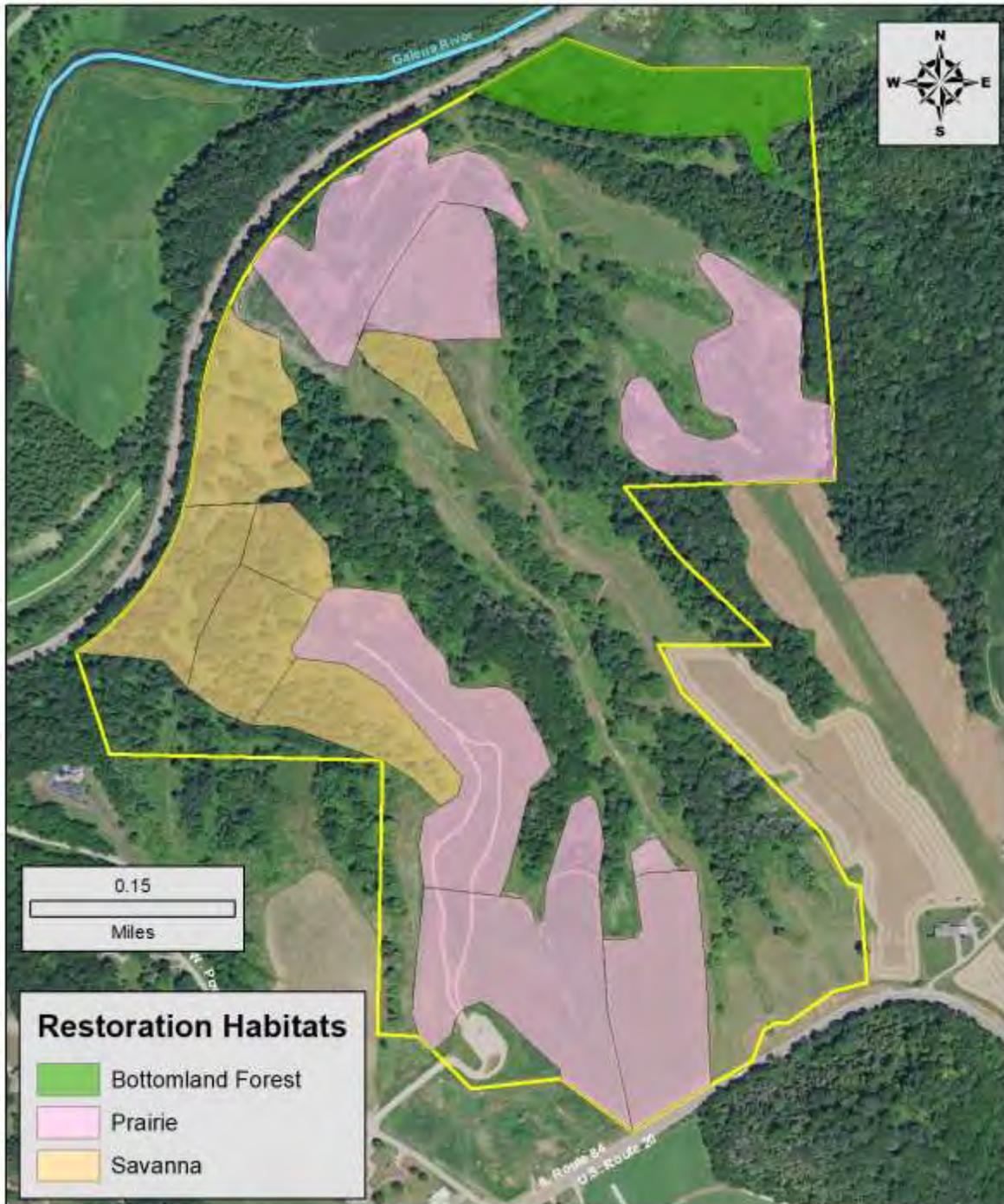
Gateway Park Topography



Map created by JDCF 08-11-2017

Basemap: USDA LIDAR Elevation Derivatives, 2012

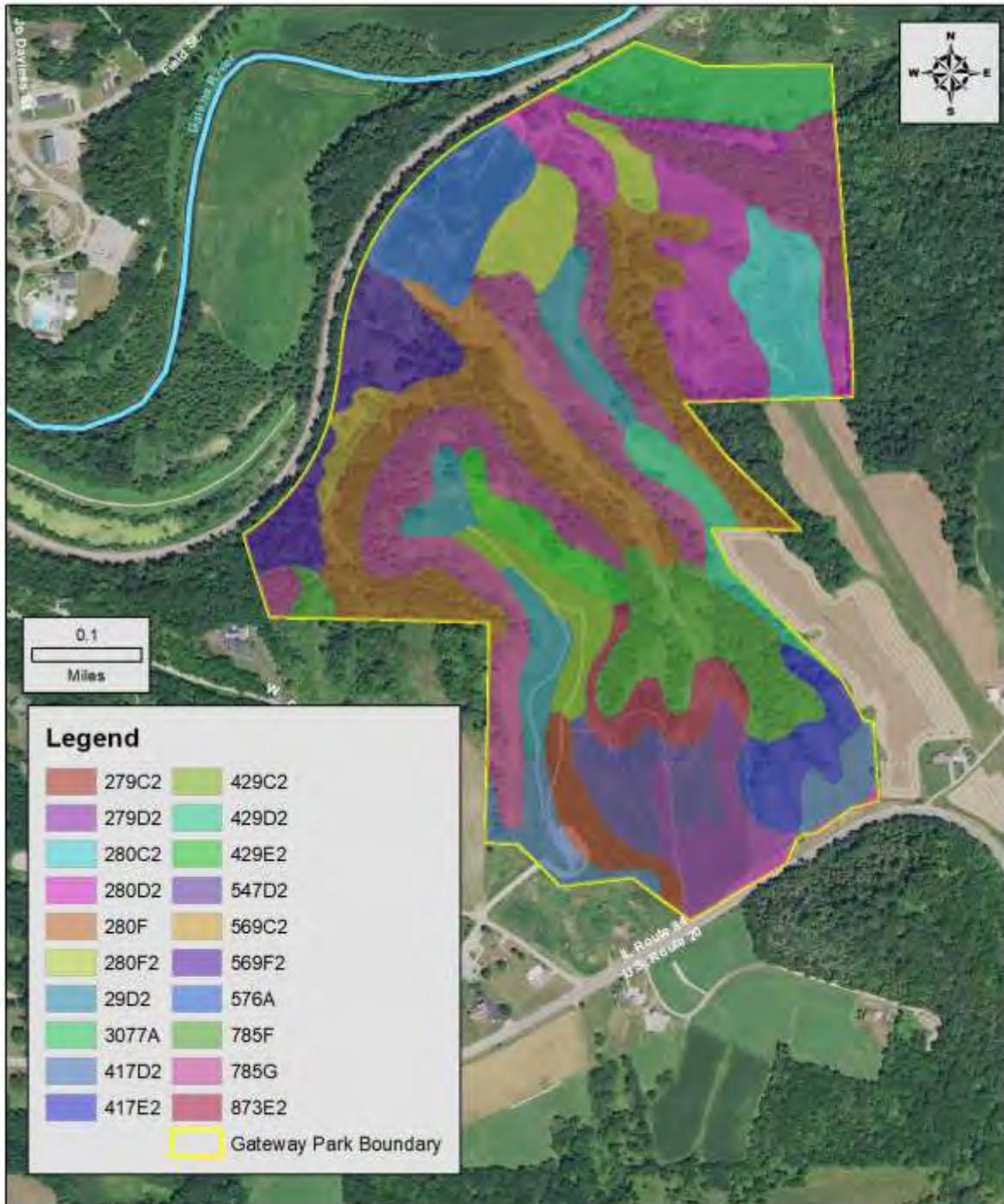
Gateway Park Restoration Habitats



Map created by JDCF 08-11-2017

Basemap: USDA Orthographic Imagery, 2015

Gateway Park Soil Survey



Map created by JDCF 08-11-2017

Basemap: USDA Orthographic Imagery, 2015

Gateway Prairie Restoration Seeding List

<i>Allium cernuum</i>	nodding onion
<i>Amorpha canescens</i>	leadplant
<i>Andropogon gerardii</i>	big bluestem
<i>Anemone virginiana</i>	tall thimbleweed
<i>Arnoglossum atriplicifolia</i>	Pale Indian Plantain
<i>Asclepias verticillata</i>	whorled milkweed
<i>Astragalus canadensis</i>	canadian milkvetch
<i>Baptisia lactea</i>	indigo
<i>Carex vulpinoidea</i>	Fox sedge
<i>Castilleja coccinea</i>	Indian Paintbrush
<i>Chamaecrista fasciculata</i>	partridge pea
<i>Coreopsis palmata</i>	stiff tickseed
<i>Coreopsis tripteris</i>	tall tickseed
<i>Dalea candida</i>	white prairie clover
<i>Dalea purpurea</i>	purple prairie clover
<i>Desmanthus illinoensis</i>	Illinois bundle flower
<i>Desmodium canadense</i>	showy ticktrefoil
<i>Desmodium illinoense</i>	Illinois Ticktrefoil
<i>Dodecatheon meadia</i>	Shooting star
<i>Echinacea pallida</i>	pale purple coneflower
<i>Echinacea purpurea</i>	eastern purple coneflower
<i>Elymus canadensis</i>	Canada wildrye
<i>Eragrostis trichoides</i>	Sand Love grass
<i>Eryngium yuccifolium</i>	Rattlesnake master
<i>Eupatorium altissimum</i>	tall boneset
<i>Euphorbia corollata</i>	Flowering spurge
<i>Euthamia graminifolia</i>	Flat-topped Goldenrod
<i>Euthamia gymnospermoides</i>	Plains grass-leaved goldenrod
<i>Gaura biennis</i>	biennial guara
<i>Gentiana alba</i>	Plain Gentian
<i>Helianthus mollis</i>	ashy sunflower
<i>Heliopsis helianthoides</i>	smooth oxeye
<i>Hypericum pyramidatum</i>	great st. johnswort
<i>Lespedeza capitata</i>	prairie bushclover
<i>Liatris aspera</i>	tall blazing star
<i>Liatris pycnostachya</i>	Prairie blazing star
<i>Monarda fistulosa</i>	wild bergamot

<i>Oligoneuron rigidum</i>	Stiff Goldenrod
<i>Parthenium integrifolium</i>	wild quinine
<i>Penstemon digitalis</i>	talus slope penstemon
<i>Potentilla argute</i>	tall cinquefoil
<i>Pycnanthemum tenuifolium</i>	narrowleaf mountainmint
<i>Pycnanthemum virginianum</i>	virginia mountainmint
<i>Ratibida pinnata</i>	pinnate prairie coneflower
<i>Rudbeckia hirta pulcherrima</i>	blackeyed susan
<i>Rudbeckia laciniata</i>	cutleaf coneflower
<i>Rudbeckia subtomentosa</i>	pursh sweet coneflower
<i>Rudbeckia triloba</i>	browneyed susan
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Silphium integrifolium</i>	Rosinweed
<i>Silphium laciniatum</i>	compassplant
<i>Silphium terebinthinaceum</i>	prairie rosinweed
<i>Solidago missouriensis fasciculata</i>	Missouri goldenrod
<i>Solidago speciosa jejunifolia</i>	showy goldenrod
<i>Sorghastrum nutans</i>	indiangrass
<i>Sporobolus heterolepis</i>	Prairie Dropseed
<i>Symphyotrichum ericoides</i>	Heath Aster
<i>Symphyotrichum leave</i>	Smooth Blue Aster
<i>Symphyotrichum nova-angliae</i>	New England Aster
<i>Symphyotrichum oolentangiensis</i>	Sky blue aster
<i>Teucrium canadense</i>	canada germander
<i>Tradescantia ohiensis</i>	spiderwort
<i>Verbena hastate</i>	swamp verbena
<i>Veronicastrum virginicum</i>	culver's root
<i>Zizia aurea</i>	Golden alexander

Gateway Park Species Lists: Plant List

<i>Scientific</i>	Common	Cons. #
<i>Acer negundo</i>	Boxelder	0
<i>Acer saccharum</i>	Sugar Maple	5
<i>Achillea millefolium</i>	Yarrow	2
<i>Alliaria officinalis</i>	Garlic Mustard	-3
<i>Ambrosia artemisiifolia</i>	Common Ragweed	0
<i>Anemone virginiana</i>	Tall Thimbleweed	2
<i>Antennaria plantaginifolia</i>	Pussy Toes	6
<i>Aquilegia canadensis</i>	Columbine	5
<i>Asclepias verticillata</i>	Whorled Milkweed	2
<i>Aster lateriflorus</i>	Side-Flowering Aster	4
<i>Berberis thunbergii</i>	Japanese Barberry	-2
<i>Bidens vulgata</i>	Tall Beggar's Tick	0
<i>Bouteloua curtipendula</i>	Side-Oats Grama	7
<i>Campanula americana</i>	Tall Bellflower	2
<i>Camptosorus rhizophyllus</i>	Walking Fern	10
<i>Carduus nutans</i>	Nodding Thistle	-3
<i>Carya cordiformis</i>	Bitternut Hickory	7
<i>Chenopodium album</i>	Lambs Quarters	2
<i>Coronilla varia</i>	Crown Vetch	-1
<i>Crataegus coccinea</i>	Scarlet Hawthorn	2
<i>Cystopteris fragilis</i>	Fragile Fern	6
<i>Dactylis glomerata</i>	Orchard Grass	0
<i>Daucus carota</i>	Queen Anne's Lace	1
<i>Elymus villosus</i>	Silky Wild Rye	5
<i>Eupatorium altissimum</i>	Tall Boneset	0
<i>Eupatorium rugosum</i>	White Snakeroot	4
<i>Fragaria virginiana</i>	Wild Strawberry	2
<i>Fraxinus americana</i>	White Ash	5
<i>Geum canadense</i>	Wood Avens	0
<i>Gymnocladus dioicus</i>	Kentucky Coffee Tree	8
<i>Hackelia virginiana</i>	Stickseed	0
<i>Hypericum punctatum</i>	Spotted Saint John's Wort	1
<i>Hypericum pyramidatum</i>	Great St. John's Wort	10
<i>Juglans nigra</i>	Black Walnut	5
<i>Juniperis virginiana</i>	Red Cedar	3
<i>Leonurus cardiaca</i>	Motherwort	-2
<i>Lobelia inflata</i>	Indian Tobacco	4

<i>Lonicera tatarica</i>	Tartarian Honeysuckle	-2
<i>Monarda fistulosa</i>	Wild Bergamont	4
<i>Morus alba</i>	Mulberry	1
<i>Nepeta cataria</i>	Catnip	0
<i>Oenothera biennis</i>	Evening Primrose	1
<i>Osmorhiza longistylis</i>	Sweet Cicely	3
<i>Panicum implicatum</i>	Panic Grass	3
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	4
<i>Pellaea glabella</i>	Purple Cliffbrake	10
<i>Phalaris arundinacea</i>	Reed Canary Grass	-3
<i>Phleum pratense</i>	Timothy	1
<i>Plantago lanceolata</i>	English Plantain	-1
<i>Poa pratensis</i>	Kentucky Blue Grass	0
<i>Populus deltoides</i>	Cottonwood	2
<i>Populus grandidentata</i>	Big Toothed Aspen	6
<i>Potentilla recta</i>	Sulphur Cinquefoil	2
<i>Prunella vulgaris</i>	Healall	2
<i>Prunus serotina</i>	Black Cherry	2
<i>Pycnanthemum virginianum</i>	Mountain Mint	5
<i>Pyrus malus</i>	Apple Tree	1
<i>Quercus alba</i>	White Oak	6
<i>Quercus borealis</i>	Red Oak	7
<i>Quercus macrocarpa</i>	Bur Oak	4
<i>Rhamnus cathartica</i>	Common Buckthorn	-3
<i>Ribes missouriense</i>	Gooseberry	5
<i>Robinia pseudo acacia</i>	Black Locust	2
<i>Rosa multiflora</i>	Multiflora Rose	-3
<i>Rubus occidentalis</i>	Black Raspberry	2
<i>Scirpus atrovirens</i>	Dark Green Bulrush	5
<i>Setaria glauca</i>	Yellow Foxtail	0
<i>Silphium integrifolium</i>	Rosin Weed	5
<i>Solanum carolinense</i>	Horse Nettles	-2
<i>Solidago canadensis</i>	Canada Goldenrod	1
<i>Solidago ulmifolia</i>	Elm-Leaved Goldenrod	5
<i>Sporobolus vaginiflorus</i>	Sheathed Rush Grass	2
<i>Taraxacum officinale</i>	Dandelion	1
<i>Teucrium occidentale</i>	Germander	3
<i>Tilia americana</i>	Basswood	5
<i>Typha latifolia</i>	Cattail	1

<i>Ulmus americana</i>	American Elm	3
<i>Ulmus rubra</i>	Slippery Elm	4
<i>Urtica procera</i>	Nettles	2
<i>Verbascum thapsus</i>	Mullien	1
<i>Verbena hastata</i>	Blue Vervain	4
<i>Verbena stricta</i>	Hoary Vervain	4
<i>Verbena urticifolia</i>	White Vervain	5
<i>Vernonia fasciculata</i>	Ironweed	5
<i>Vitis riparia</i>	Wild Grape	4
<i>Xanthium strumarium</i>	Cocklebur	-2
<i>Xanthoxylum americana</i>	Prickly Ash	1
	C-value	2.46591
	Total species	88
	I-Value	23.1323

Species List: Birds & Mammals

Birds:

Common Grackle
 American Robin
 House Wren
 Red-winged Blackbird
 Chimney Swift*
 Barn Swallow
 Song Sparrow
 Northern Cardinal
 Eastern Meadowlark
 Savanna Sparrow*
 Brown-headed Cowbird
 American Crow
 American Goldfinch
 Field Sparrow*
 Eastern kingbird
 Common Yellowthroat
 Indigo Bunting
 Scarlet Tanager
 Rose-breasted Grosbeak
 Gray Catbird
 Blue Jay
 Turkey Vulture
 Baltimore Oriole
 Red-tailed Hawk

Northern Flicker*
Eastern Bluebird
European Starling
Eastern Towhee
Eastern Phoebe
White-breasted Nuthatch
Bobolink*
Red-bellied Woodpecker
Killdeer
Rock Pigeon
Sandhill Crane*
Black-capped Chickadee
Turkey
Bald Eagle*
Barred Owl
Hairy Woodpecker
Downy Woodpecker
Ring-necked Pheasant

Mammals:

Coyote
Fox Squirrel
Eastern Gray Squirrel
White-tailed Deer
Eastern Cottontail

*Indicate Species in Greatest Need of Conservation (SGNC) in Illinois State Wildlife Action Plan (2005)

CITY OF GALENA, ILLINOIS

101 Green Street, PO Box 310, Galena, Illinois 61036



MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: September 6, 2017

RE: Depot Lease Proposal from GGMI

At the August 14 council meeting, the city council voted to approve a lease with the Greater Galena Marketing, Inc. (GGMI) for the Depot. The motion to approve included changes recommended by the City Attorney during the council discussion. In the days following the approval, our staff and GGMI staff worked together to draft the changes. In the process, several other changes were proposed. I am returning the lease to you for final consideration with an explanation of the changes.

At the August 14 meeting, the City Attorney recommended that the City be named as an additionally insured under the indemnification provision in Paragraph 9. That change is now included in the proposed (attached) lease. The other change recommended by the City Attorney was to lengthen the term of the lease from month-to-month to one-year with a 90-day termination notice. Given the proposed investment in the building by GGMI, we now propose an eight-year term. This term would guarantee the organization a fair return on their estimated \$85,000 investment in our building.

In Paragraph 19, we clarified that if GGMI seeks to renew the lease at the end of the eight-year term, the lease would be renegotiated at that time. Finally, we added Paragraph 20 that states the lease would be terminated if GGMI dissolves or otherwise ceases operations during the lease term.

Final repair and renovation costs and the timing of occupancy are still unknown. The bid for the HVAC replacement, electrical, plumbing and painting has been released to contractors. Bids will be returned in time for the September 25 council meeting.

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

DEPOT BUILDING LEASE

THIS AGREEMENT, made this 1st day of ____ 2017, between the **CITY OF GALENA**, hereinafter referred to as "City", and **GREATER GALENA MARKETING INC.**, hereinafter referred to as the "GGMI",

1. **LEASED PREMISES:** City does hereby lease to GGMI the entire premises located at 101 Bouthiller St., Galena IL 61036, commonly known as the Old Train Depot (hereinafter, "Leased Premises"). The use and occupancy by GGMI of Leased Premises will include use of five spaces in the parking lot adjacent to the building for reserved employee parking from 8 a.m. to 5 p.m., seven days per week. The lot will otherwise be available to the public for free parking.
2. **TERM:** The use of Leased Premises shall ~~begin be from~~ _____ 1, 2017 ~~and continue on a month to month basis until~~ 31, 2025.
3. **RENT CONSIDERATION:** GGMI agrees to pay City rent of ~~no more than~~ One Dollar (\$1.00) per ~~fiscal~~ year during the term of this lease for occupancy of Leased Premises. Said rent shall be due and payable not later than May 1 of each ~~fiscal~~ year. Additionally, GGMI agrees to make improvements to the leased premises as defined in Exhibit A "Depot Restoration Scope of Work". Said improvements are those listed as "GGMI Responsibility" on Exhibit A. The cost of said improvements has not yet been finally determined, but is expected to exceed \$85,000. The City and GGMI agree to work together to efficiently complete the projects listed in Exhibit A and facilitate the occupancy of the building by GGMI.
4. **USE OF PREMISES:** GGMI shall use the premises for operating a destination marketing organization and all other operations incident thereto, including, but not limited to, GGMI offices and administration. GGMI and City further agree that, in the event passenger train service is reinstated, GGMI's use of Leased Premises, including any sublease, shall be modified to accommodate such passenger rail service. The parties agree that City shall give GGMI notice of such train reinstatement at least 90 days prior to any modification of GGMI's use of the Leased Premises under this section.
5. **FIXTURES AND ALTERATIONS:** GGMI will not make or cause to be made any alterations, additions or improvements of a substantial nature or make any structural changes in the building without first notifying City. In the event structural changes are contemplated, GGMI will supply to City plans and specifications for such work and obtain written approval from City, which approval will not be unreasonably withheld.
6. **ITEMS INSTALLED BY GGMI:** All additions and improvements made by City, or made by City on GGMI's behalf by agreement under this Lease, will remain the property of City for the term of this Agreement or any extension or renewal thereof. Upon expiration of this Lease or any renewal term thereof, GGMI will remove all decorations and restore Leased Premises to its condition at the time of original occupancy, ordinary wear and tear excepted. Alterations and improvements made on Leased Premises will become the property of City and shall remain thereon and be surrendered with such premises at the termination of the tenancy.
7. **MAINTENANCE:** GGMI will keep Leased Premises in good maintenance and appearance. Janitorial services, grass mowing, snow removal from the sidewalks and parking lot, planting, mulching and weeding of the flower beds, and minor repairs to the premises necessitated by ordinary wear and tear shall be the obligation and expense of GGMI. Preventive maintenance, routine maintenance and minor repairs to heating, plumbing and air conditioning systems will be the obligation and expense of GGMI. The total cost to GGMI for such maintenance and

minor repairs shall not exceed Two Thousand and 00/100 Dollars (\$2,000) in any fiscal year.

Any maintenance or repair expenses exceeding \$2,000 in any fiscal year and the actual cost of any major repairs to heating, plumbing or air conditioning systems will be the expense of City. City will be responsible for major repairs and capital improvements of Leased Premises including, but not limited to, major repairs (exceeding \$2,000) to heating, plumbing and air conditioning systems of Leased Premises, as well as to the roof, walls, sidewalks and parking lot of such premises.

GGMI shall promptly notify City of any major structural problems or defects in Leased Premises that might require repair. Should City at any time be unable or unwilling to make such major repairs or resolve such structural defects so as to make the premises a danger to occupants or not reasonable useable for the intended use set forth above, this lease can be terminated by either party with ninety (90) ~~days-noticed~~days' notice.

7-8. SURRENDER OF PREMISES: At the expiration of the lease term, GGMI will surrender Leased Premises in the same condition as such premises were upon delivery of possession thereto, reasonable wear and tear excepted, and damage caused by unavoidable casualty excepted and shall surrender all keys for Leased Premises to City.

8-9. INSURANCE: Both GGMI and City will keep in full force and effect not less than \$1,000,000 of legal liability insurance for the Leased Premises.

9-10. INDEMNIFICATION: GGMI shall indemnify City, ~~and~~ save City harmless and additionally insure City from and against all claims, actions, damages, liability and expenses in connection with the loss of life, personal injury or damage to the property, or any other liability, arising out of any occurrence in, upon or at Leased Premises, occasioned wholly or in part by a negligent act or omission of GGMI. In case City is made party to any litigation commenced by or against GGMI or against City, in furtherance of the interests of GGMI, then GGMI will protect and hold City harmless and shall pay all costs, expenses and reasonable attorney fees incurred or paid by City in connection with such litigation provided, however, that GGMI shall not be required to so indemnify City if such action is brought by GGMI against City. GGMI will also pay all costs, expenses and reasonable attorney fees that might be incurred or paid by City in enforcing the covenants and agreements in this Lease.

10-11. UTILITIES AND TAXES: GGMI will be solely responsible for all utility and service charges, including but not limited to those for heat, gas, electricity, phone, Internet and pest control used or consumed on Leased Premises.

11-12. ASSIGNMENT AND SUB-LETTING: GGMI agrees not to assign this Lease, in whole or in part, nor sublet all or any part of Leased Premises, without prior written consent of City.

12-13. WASTE OR NUISANCE: GGMI will not commit, or suffer to be committed, any waste upon Leased Premises or any nuisance or any other act or thing that might disturb the quiet enjoyment of any person within 500 feet of Leased Premises.

13-14. GOVERNMENTAL REGULATIONS: GGMI will, at GGMI's sole cost and expense, comply with requirements of all county, municipal, state, federal and other applicable governmental authorities now in force, or that might hereinafter be in force, pertaining to Leased Premises

and use of such premises, and will faithfully observe in the use of Leased Premises all municipal and county ordinances and all state and federal statutes now, or which might hereinafter be, in force, *provided that* GGMI will not be responsible for expenses related to accessibility matters as described above if such conditions or violations existed prior to GGMI's occupancy and were not caused to exist by GGMI modifications after such occupancy.

14.15. DESTRUCTION OF PREMISES: If Leased Premises is damaged or destroyed by fire, elements, unavoidable accidents or other casualty, all insurance proceeds payable by reason thereof, excepting those dedicated by the insurance carrier for the replacement of GGMI's contents and contents of any authorized sublessee in Leased Premises at the time of the destruction, will be applied to the repair, reconstruction and renovation of Leased Premises.

15.16. WAIVER: Waiver by either party of any breach of any term, covenant or condition herein contained will not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition herein contained. No covenant, term or condition of this Lease will be deemed to have been waived by either party, unless such waiver be in writing and executed by the party against whom such waiver is asserted.

16.17. ENTIRE AGREEMENT: This Lease sets forth all covenants, promises, agreements, conditions and understandings between the parties concerning Leased Premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them, other than those herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon either party unless reduced to writing and signed by both.

18. NOTICES: Any notice, demand, request or other instrument which might be required to be given under this Lease will be deemed delivered when hand delivered or sent by ordinary United States Mail, postage prepaid, addressed to City in care of its then acting governing body or GGMI in care of its then acting administrator.

19. ~~19.~~ OPTION TO RENEW: Provided that GGMI has met the conditions of this Lease and performed the covenants contained herein, City will consider and not unreasonably deny the renewal of the Lease ~~on a month to month basis with a term to be negotiated.~~ Consideration for occupancy for use of Leased Premises, as set forth in Paragraph 3, may be under any renewal period will be under the same terms and conditions as those set forth herein. renegotiated for the renewal period.

20. TERMINATION: In the event GGMI should dissolve, or otherwise disband or cease operations, the parties shall terminate this agreement. Upon termination of the agreement, as contemplated in this paragraph, the City shall in no event be liable to GGMI for the expenses incurred pursuant to Paragraph 3, or any other expenses incurred by GGMI in carrying out the terms of this lease.

GGMI may elect to terminate the lease, with not less than 90-days' notice to the City, prior to the expiration of the term set forth in Paragraph 2. In the event GGMI terminates the lease prior to the expiration of the term, the City shall not be liable to GGMI for the expenses

incurred pursuant to Paragraph 3, or any other expenses incurred by GGMI in carrying out the provisions of this lease.

210. PARTIAL INVALIDITY: If any term, covenant or condition of this Lease, or application thereof to any person or circumstance will, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstances other than those to which it is held invalid or unenforceable, will not be affected thereby and each term, covenant or condition of this Lease will be valid and enforced to the fullest extent permitted by law.

2122. GOVERNING LAW: This Lease and the terms and conditions hereof shall be governed by the Laws of the State of Illinois.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, the day and year first above written.

LANDLORD:

CITY OF GALENA, a Municipal Corporation

BY: _____

DATE: _____

TENANTS:

GREATER GALENA MARKETING INC.

BY: _____

DATE: _____

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
AMERICAN HEART ASSOCIATION (120268)							
062017	2	Adjustmen	CPR FOR LIFE GUARDS	06/20/2017	30.00-		59.55.563.00
Total AMERICAN HEART ASSOCIATION (120268):					30.00-		
ANDERSON, NICK & LIZ (120453)							
082817	1	Invoice	DAMAGE DEPOSIT REFU	08/28/2017	200.00		58.54.929.00
Total ANDERSON, NICK & LIZ (120453):					200.00		
ARRT (120454)							
091117	1	Invoice	DONATION	09/11/2017	100.00		01.11.929.01
Total ARRT (120454):					100.00		
BARKER, CHANNING (120452)							
082817	1	Invoice	DAMAGE DEPOSIT REFU	08/28/2017	200.00		58.54.929.00
Total BARKER, CHANNING (120452):					200.00		
BATTERIES PLUS BULBS #611 - ADAMSDAV (120161)							
611-125328	1	Invoice	PW GARAGE	09/05/2017	69.50		01.41.511.00
Total BATTERIES PLUS BULBS #611 - ADAMSDAV (120161):					69.50		
BRADY, BRAD (120455)							
090517	1	Invoice	CREDIT BALANCE REFU	09/05/2017	2.55		98.115.0
Total BRADY, BRAD (120455):					2.55		
BROWNFIELD, MATTHEW & RACHEL (120459)							
090717	1	Invoice	DAMAGE DEPOSIT REFU	09/07/2017	200.00		58.54.929.00
Total BROWNFIELD, MATTHEW & RACHEL (120459):					200.00		
CIVIL MATERIALS (120397)							
108353	1	Invoice	FLOOD	08/24/2017	743.71		20.25.515.00
108353	2	Invoice	COLD PATCH	08/24/2017	2,274.40		15.41.614.00
108354	1	Invoice	ST. PAVING	08/24/2017	3,022.77		01.41.860.00
108355	1	Invoice	MISC. MATERIALS	08/24/2017	489.20		01.41.614.04
Total CIVIL MATERIALS (120397):					6,530.08		
COLE (JIM) CUSTOM PAINT (119417)							
071917	1	Invoice	ST. LIGHT MAINTENANC	07/19/2017	240.00		01.41.514.11
Total COLE (JIM) CUSTOM PAINT (119417):					240.00		
DEITER, JACK (120446)							
081717	1	Invoice	DAMAGE DEPOSIT REFU	08/17/2017	200.00		58.54.929.00
082317	2	Adjustmen	DAMAGE DEPOSIT REFU	08/23/2017	200.00-		58.54.929.00
Total DEITER, JACK (120446):					.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
DUBUQUE FIRE EQUIPMENT, INC. (631)							
125617	1	Invoice	FIRE EXTINGUISHER CH	08/16/2017	223.25		01.21.549.00
125621	1	Invoice	FIRE/SAFETY	08/16/2017	387.75		58.54.511.00
125622	1	Invoice	FIRE/SAFETY	08/16/2017	54.80		01.13.511.01
125634	1	Invoice	SAFETY EQUIPMENT	08/16/2017	290.35		01.41.652.05
Total DUBUQUE FIRE EQUIPMENT, INC. (631):					956.15		
FIRE ENGINEERING (119344)							
090617	1	Invoice	PUBLICATION	09/06/2017	39.00		22.22.565.00
Total FIRE ENGINEERING (119344):					39.00		
FLEEGE ELECTRIC (1045)							
6892	1	Invoice	FACILITY REPAIRS	09/04/2017	600.00		59.55.511.01
6893	1	Invoice	SIREN MAINTENANCE	09/04/2017	300.00		12.10.512.00
6894	1	Invoice	ST. LIGHT MAINTENANC	09/04/2017	50.00		01.41.514.11
6894	2	Invoice	TRAFFIC SIGNAL	09/04/2017	50.00		15.41.514.06
Total FLEEGE ELECTRIC (1045):					1,000.00		
GALENA ARC (850)							
090117	1	Invoice	HAHN COUNCIL SALARY	09/01/2017	100.00		01.11.432.00
Total GALENA ARC (850):					100.00		
GALENA CHRYSLER (82)							
072017	1	Invoice	SQUAD 2 REPAIRS	07/20/2017	18.71		01.21.513.06
67634	1	Invoice	SQUAD 2 REPAIRS	06/30/2017	411.99		01.21.513.06
67895	1	Invoice	SQUAD 1 MAINTENANCE	07/26/2017	28.71		01.21.513.06
Total GALENA CHRYSLER (82):					459.41		
GALENA GAZETTE (34)							
00057248	1	Invoice	PUBLIC NOTICE	08/25/2017	101.65		01.16.553.00
Total GALENA GAZETTE (34):					101.65		
GALENA PUBLIC LIBRARY (93)							
090717	1	Invoice	PERS.PROP.REPLACE.T	09/07/2017	1,253.94		16.14.913.00
Total GALENA PUBLIC LIBRARY (93):					1,253.94		
GALL'S, INC. (712)							
008081866	1	Invoice	UNIFORMS/CHUCK	08/14/2017	110.88		01.21.471.15
008161987	1	Invoice	UNIFORMS/Keith	08/25/2017	139.54		01.21.471.15
Total GALL'S, INC. (712):					250.42		
GASSER @ GALENA (24)							
090117	1	Invoice	MISC. SUPPLIES	09/01/2017	1.78		01.13.511.02
090117	2	Invoice	MISC. SUPPLIES	09/01/2017	11.50		01.13.511.03
090117	3	Invoice	MISC. SUPPLIES	09/01/2017	5.03		01.41.613.12
090117	4	Invoice	MISC. SUPPLIES	09/01/2017	20.76		01.41.614.05

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
090117	5	Invoice	MISC. SUPPLIES	09/01/2017	105.99		01.41.652.00
090117	6	Invoice	MISC. SUPPLIES	09/01/2017	91.21		01.41.653.00
090117	7	Invoice	MISC. SUPPLIES	09/01/2017	67.81		01.45.532.00
090117	8	Invoice	GARBAGE BAGS	09/01/2017	791.64		13.44.540.04
090117	9	Invoice	MISC. SUPPLIES	09/01/2017	121.63		17.52.517.02
090117	10	Invoice	MISC. SUPPLIES	09/01/2017	180.98		17.52.652.00
090117	11	Invoice	MISC. SUPPLIES	09/01/2017	97.64		22.22.611.00
090117	12	Invoice	MISC. SUPPLIES	09/01/2017	421.50		22.22.613.00
090117	13	Invoice	MISC. SUPPLIES	09/01/2017	30.57		22.22.652.00
090117	14	Invoice	MISC. SUPPLIES	09/01/2017	14.65		58.54.820.00
090117	15	Invoice	MISC. SUPPLIES	09/01/2017	47.16		59.55.511.01
090117	16	Invoice	MISC. SUPPLIES	09/01/2017	26.93		59.55.511.02
Total GASSER @ GALENA (24):					2,036.78		
GLOBAL INDUSTRIES (120441)							
111459921	1	Invoice	CIGARETTE RECEPACL	08/22/2017	411.15		17.52.820.06
Total GLOBAL INDUSTRIES (120441):					411.15		
GLOBAL REACH INTERNET PROD. (119792)							
85564	1	Invoice	WEBSITE HOSTING FEE	07/01/2017	109.70		01.13.512.05
Total GLOBAL REACH INTERNET PROD. (119792):					109.70		
GLOBALCOM TECHNOLOGIES (120231)							
990	1	Invoice	SOFTWARE REPAIR	08/24/2017	167.40		01.21.652.03
Total GLOBALCOM TECHNOLOGIES (120231):					167.40		
GUY'S TRUCK & TRACTOR SERVICE (119033)							
GWI009362	1	Invoice	2011 INTERNATIONAL D	08/10/2017	696.59		01.41.613.06
GWI009391	1	Invoice	MISC. VEHICLE	08/15/2017	73.78		01.41.613.12
Total GUY'S TRUCK & TRACTOR SERVICE (119033):					770.37		
HALSTEAD, MARY L. (119966)							
091117	1	Invoice	CITY HALL JANITOR	09/11/2017	290.00		01.13.511.07
091117	2	Invoice	PUBLIC RESTROOMS AT	09/11/2017	270.00		01.13.511.08
091117	3	Invoice	PARKS RESTROOMS	09/11/2017	765.00		17.52.422.00
091117	4	Invoice	MARKET HOUSE RESTR	09/11/2017	258.50		01.13.511.06
Total HALSTEAD, MARY L. (119966):					1,583.50		
HULSCHER'S FENCING, INC. (164)							
7810	1	Invoice	PARK FENCE	09/06/2017	1,120.00		17.52.517.02
Total HULSCHER'S FENCING, INC. (164):					1,120.00		
IIW ENGINEERS & SURVEYORS, PC (260)							
69317	1	Invoice	DESIGN	08/29/2017	4,756.62		51.42.831.04
69353	1	Invoice	DESIGN	08/30/2017	1,278.87		17.52.815.03
69365	1	Invoice	DESIGN	08/30/2017	1,750.75		17.52.815.03

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total IIW ENGINEERS & SURVEYORS, PC (260):					7,786.24		
ILLINOIS STATE POLICE (1152)							
090117	1	Invoice	BACKGROUND CHECK	09/01/2017	54.00		01.21.549.00
Total ILLINOIS STATE POLICE (1152):					54.00		
J & R SUPPLY INCORPORATED (951)							
1708868	1	Invoice	CULVERT/CHETLAIN LAN	08/23/2017	100.00		01.41.514.06
Total J & R SUPPLY INCORPORATED (951):					100.00		
JO CARROLL ENERGY, INC. (397)							
090117	1	Invoice	ELECTRIC/STREET LIGH	09/01/2017	4,884.66		15.41.572.00
090117	2	Invoice	LIFT STATION	09/01/2017	138.11		52.43.850.09
090117	3	Invoice	POLICE/ELECTRIC	09/01/2017	704.41		01.21.571.01
090117	4	Invoice	EMS/ELECTRIC	09/01/2017	127.30		12.10.571.01
090117	5	Invoice	PARKS/ELECTRIC	09/01/2017	43.16		17.52.571.01
090117	6	Invoice	PARKS/ELECTRIC	09/01/2017	39.39		17.52.571.01
090117	7	Invoice	FLOOD/ELECTRIC	09/01/2017	320.77		20.25.576.01
090117	8	Invoice	FIRE/ELECTRIC	09/01/2017	475.47		22.22.576.01
090117	9	Invoice	TURNER HALL/ELECTRIC	09/01/2017	1,741.83		58.54.571.01
090117	10	Invoice	WELCOME SIGNS	09/01/2017	36.29		01.41.571.01
090117	11	Invoice	DEPOT BUILDING/ELECT	09/01/2017	309.30		01.13.511.03
Total JO CARROLL ENERGY, INC. (397):					8,820.69		
JO DAVIESS CTY SHERIFF (116)							
090117	1	Invoice	CITY SHARE OF OFFICE	09/01/2017	200.12		01.21.538.00
090117	2	Invoice	RADIO SERVICE	09/01/2017	100.00		22.22.538.00
Total JO DAVIESS CTY SHERIFF (116):					300.12		
LAWSON PRODUCTS, INC. (627)							
9305200240	1	Invoice	SUPPLIES	08/30/2017	317.76		01.41.652.00
Total LAWSON PRODUCTS, INC. (627):					317.76		
LOUIE'S AGGREGATE COMPANY (1218)							
4647	1	Invoice	FLOOD	08/10/2017	876.50		20.25.515.00
Total LOUIE'S AGGREGATE COMPANY (1218):					876.50		
LOUIE'S TRENCHING SERVICE (127)							
4040	1	Invoice	STREET PROGRAM	08/30/2017	5,880.34		01.41.860.00
4050	1	Invoice	FLOOD OF 2017	08/24/2017	565.50		20.25.515.00
Total LOUIE'S TRENCHING SERVICE (127):					6,445.84		
MABAS DIVISION 49 (118991)							
082217	1	Invoice	DUES	08/22/2017	275.00		22.22.561.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total MABAS DIVISION 49 (118991):					275.00		
MENARDS (280)							
42890	1	Invoice	GARBAGE DUMPSTER E	08/22/2017	46.51		01.41.614.04
Total MENARDS (280):					46.51		
MIDWEST BUSINESS PRODUCTS (38)							
363782	1	Invoice	PRINTER PAPER	08/21/2017	182.06		01.45.651.01
Total MIDWEST BUSINESS PRODUCTS (38):					182.06		
MONTGOMERY TRUCKING (133)							
161739	1	Invoice	REFUSE HANDLING CON	09/01/2017	13,667.80		13.44.540.04
161739	2	Invoice	RECYCLING CONTRACT	09/01/2017	4,727.70		13.44.540.00
161739	3	Invoice	DUMPSTER DISPOSAL F	09/01/2017	203.00		01.41.573.00
161739	4	Invoice	DUMPSTER RENT	09/01/2017	60.00		13.44.544.03
Total MONTGOMERY TRUCKING (133):					18,658.50		
MORAN, MARK (922)							
090117	1	Invoice	VOLUNTEER SUPPLIES	09/01/2017	20.84		01.11.929.01
090117	2	Invoice	PAINT & SUPPLIES	09/01/2017	32.42		17.52.652.00
Total MORAN, MARK (922):					53.26		
MORSE ELECTRIC, INC (69)							
102812	1	Invoice	TRAFFIC SIGNAL	08/22/2017	1,540.89		15.41.514.06
Total MORSE ELECTRIC, INC (69):					1,540.89		
MURRAY, B. L. CO. INC. (135)							
95216	1	Invoice	JANITORIAL SUPPLIES	08/23/2017	11.96		01.13.511.07
Total MURRAY, B. L. CO. INC. (135):					11.96		
NAPA AUTO PARTS (79)							
090117	1	Invoice	2015 1-TON	09/01/2017	6.68		01.41.613.15
090117	2	Invoice	SIREN MAINTENANCE	09/01/2017	742.44		12.10.512.00
090117	3	Invoice	EQUIPMENT MAINTENAN	09/01/2017	39.74		17.52.514.00
090117	4	Invoice	SUPPLIES	09/01/2017	121.91		17.52.652.00
090117	5	Invoice	MOWER EQUIPMENT	09/01/2017	249.95		17.52.830.01
Total NAPA AUTO PARTS (79):					1,160.72		
NUTOYS LEISURE PRODUCTS (373)							
46559	1	Invoice	PARK GRILLS/BODY REP	08/24/2017	1,104.00		17.52.820.06
46598	1	Invoice	GARBAGE/RECYCLING LI	08/28/2017	1,015.00		17.52.820.06
Total NUTOYS LEISURE PRODUCTS (373):					2,119.00		
O'CONNOR, BROOKS & CO. (158)							
081817	1	Invoice	AUDIT	08/18/2017	26,925.00		11.10.531.01

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total O'CONNOR, BROOKS & CO. (158):					26,925.00		
ORKIN PEST CONTROL (574)							
090117	1	Invoice	PEST CONTROL SERVIC	09/01/2017	93.50		01.13.511.01
Total ORKIN PEST CONTROL (574):					93.50		
PERFECTION LAWN CARE (119990)							
2405	1	Invoice	DEPOT GROUNDS MAIN	08/28/2017	100.00		01.13.511.03
Total PERFECTION LAWN CARE (119990):					100.00		
PLIC - SBD GRAND ISLAND (120208)							
090117	1	Invoice	DENTAL INSURANCE	09/01/2017	1,820.79		01.13.451.01
Total PLIC - SBD GRAND ISLAND (120208):					1,820.79		
RICE TOWNSHIP (120456)							
082817	1	Invoice	STREET SURFACING	08/28/2017	9,458.21		41.61.860.02
Total RICE TOWNSHIP (120456):					9,458.21		
ROWE, NANCY (120458)							
090617	1	Invoice	ITINERANT MERCHANT R	09/06/2017	25.00		01.11.912.00
Total ROWE, NANCY (120458):					25.00		
SECURITY PRODUCTS OF DUBUQUE (119890)							
0456971	1	Invoice	ALARM MONITORING	08/29/2017	27.00		01.13.552.00
Total SECURITY PRODUCTS OF DUBUQUE (119890):					27.00		
SHERWIN-WILLIAMS CO (331)							
39820	1	Invoice	TRAFFIC MARKING	06/22/2017	1,301.25		01.41.514.11
7031-2	1	Invoice	PAINT SPRAYER TIPS	08/31/2017	321.55		01.41.514.01
Total SHERWIN-WILLIAMS CO (331):					1,622.80		
STEINKE, SAM (120450)							
080917	1	Invoice	WELDING BRACKETS @	08/09/2017	355.00		22.22.929.00
Total STEINKE, SAM (120450):					355.00		
TANTILLO, STEPHENIE (120457)							
090617	1	Invoice	ITINERANT MERCHANT R	09/06/2017	25.00		01.11.912.00
Total TANTILLO, STEPHENIE (120457):					25.00		
THOMPSON TRUCK & TRAILER (120307)							
X201056525	1	Invoice	REPAIRS ENGINE 111	08/08/2017	23.10		22.22.613.00
Total THOMPSON TRUCK & TRAILER (120307):					23.10		

CITY OF GALENA

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Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
TOP NOTCH PLUMBING, HEATING (625)							
111156	1	Invoice	CITY HALL BOILER	08/29/2017	114.02		01.13.511.02
Total TOP NOTCH PLUMBING, HEATING (625):					114.02		
US CELLULAR (92)							
090117	1	Invoice	PUBLIC WORKS/CELL PH	09/01/2017	50.65		01.41.552.00
090117	2	Invoice	ADMIN/CELL PHONE	09/01/2017	45.05		01.11.552.00
090117	3	Invoice	MORAN/CELL PHONE	09/01/2017	19.00		01.261.0
090117	4	Invoice	POLICE/CELL PHONES	09/01/2017	84.54		01.21.552.01
090117	5	Invoice	LORI/CELLPHONE	09/01/2017	20.00		01.216.0
090117	6	Invoice	TONY/CELL PHONE	09/01/2017	28.20		01.261.0
Total US CELLULAR (92):					247.44		
VALLEY PERENNIALS (118994)							
7449	1	Invoice	FUNERAL PLANT	09/02/2017	40.00		01.21.549.00
Total VALLEY PERENNIALS (118994):					40.00		
VAN METER INC. (141)							
S009824014	1	Invoice	STREET LIGHTS	06/26/2017	67.13		01.41.514.11
S009888892	1	Invoice	FREIGHT ON LIGHTS	08/23/2017	14.24		01.41.514.11
S009888892.	1	Invoice	ST. LIGHTS	08/21/2017	465.00		01.41.514.11
S009911244	1	Invoice	SIGN BRACKETS	08/25/2017	43.87		01.41.652.04
Total VAN METER INC. (141):					590.24		
VERIZON WIRELESS (316)							
090117	1	Invoice	PAY & DISPLAY	09/01/2017	75.06		01.21.537.00
Total VERIZON WIRELESS (316):					75.06		
VONDAL, CHAD & NIKI (120451)							
090517	1	Invoice	DAMAGE DEPOSIT REFU	09/05/2017	200.00		58.54.929.00
Total VONDAL, CHAD & NIKI (120451):					200.00		
WEBER PAPER COMPANY (40)							
D035114	1	Invoice	SUPPLIES	08/25/2017	322.35		01.13.511.07
D035115	1	Invoice	SUPPLIES	08/25/2017	363.10		01.13.511.06
Total WEBER PAPER COMPANY (40):					685.45		
WHITE CONSTRUCTION CO., INC. (119359)							
090617	1	Invoice	CLEANING SERVICES/TU	09/06/2017	300.00		58.54.536.00
091117	1	Invoice	PUBLIC WORKS JANITO	09/11/2017	110.00		01.41.511.01
Total WHITE CONSTRUCTION CO., INC. (119359):					410.00		
WHITE'S LAWN CARE (119092)							
9569	1	Invoice	LAWN CARE/FORECLOS	09/01/2017	50.00		51.42.929.00
9569	2	Invoice	TREE REMOVAL	09/01/2017	1,200.00		01.41.517.02

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total WHITE'S LAWN CARE (119092):					1,250.00		
WITMER PUBLIC SAFETY GROUP, INC. (120423)							
EM1632315	1	Invoice	NEW EQUIPMENT	08/29/2017	468.94		22.22.840.00
Total WITMER PUBLIC SAFETY GROUP, INC. (120423):					468.94		
Grand Totals:					<u>111,177.20</u>		

Report GL Period Summary

Vendor number hash: 4220389
 Vendor number hash - split: 4827364
 Total number of invoices: 85
 Total number of transactions: 130

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	111,177.20	111,177.20
Grand Totals:	<u>111,177.20</u>	<u>111,177.20</u>