



# City of Galena, Illinois

## AGENDA

**REGULAR CITY COUNCIL MEETING**

**WEDNESDAY, DECEMBER 26, 2018**

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

ITEM	DESCRIPTION
18C-0477.	Call to Order by Presiding Officer
18C-0478.	Roll Call
18C-0479.	Establishment of Quorum
18C-0480.	Pledge of Allegiance
18C-0481.	Reports of Standing Committees
18C-0482.	Citizens Comments <ul style="list-style-type: none"> <li>• Not to exceed 15 minutes as an agenda item</li> <li>• Not more than 3 minutes per speaker</li> </ul>

## LIQUOR COMMISSION

ITEM	DESCRIPTION	PAGE
18C-0483.	Discussion and Possible Action on a Change of Location from 215 Diagonal Street to 239 North Main Street Change for Ayalas Restaurant Internacional Food & Drink, Inc., formerly Ayalas Mexican American Steak House, Inc.	4

## PUBLIC HEARINGS

None.

## CONSENT AGENDA CA18-24

ITEM	DESCRIPTION	PAGE
18C-0484.	Approval of the Minutes of the Regular City Council Meeting of December 10, 2018	5-10

ITEM	DESCRIPTION	PAGE
18C-0485.	Approval of Second Annual Fall Half Marathon and 8k on the Galena River Trail, October 26, 2019	11
18C-0486.	Approval an Agreement with Galena Country Fair for Use of Grant Park, October 10-13, 2019 for Country Fair	12-15
18C-0487.	Approval of 2019 General Public Transportation Agreement between the City of Galena and Jo Daviess County Transit	16-21

**UNFINISHED BUSINESS**

ITEM	DESCRIPTION	PAGE
18C-0467.	Discussion and Possible Action on Rate and Policy Changes for Turner Hall	22-25

**NEW BUSINESS**

ITEM	DESCRIPTION	PAGE
18C-0488.	Water and Wastewater Operations and Maintenance Report from Veolia	26-35
18C-0489.	Discussion and Possible Action on Zoning Cal. No. 18PD-02, a Request by the Galen Art and Recreation Center, 413 S. Bench Street, to Rezone to Planned Unit Development with an Associated Preliminary PUD Plan	36-82
18C-0490.	First Reading of an Ordinance Amending the Zoning Map for 413 S. Bench Street from Low Density Residential to Planned Unit Development	83
18C-0491.	Discussion and Possible Action on Zoning Cal. No. 18A-04, a Request by Paul Pendola, 306 S. Prospect Street, for a Text Amendment to Allow an Artisan Studio by Special Use in Low and Medium Density Residential Districts	84-91
18C-0492.	Discussion and Possible Action on a Contract for Ash Tree Removal, Stump Grinding and Turf Restoration	92-105
18C-0493.	First Reading of an Ordinance Abating Certain Taxes Heretofore Levied by the City of Galena for the 2010 Sewer Bonds	106-109
18C-0494.	First Reading of an Ordinance Abating Certain Taxes Heretofore Levied by the City of Galena for the 2012A Sewer Bonds	110-112

ITEM	DESCRIPTION	PAGE
18C-0495.	First Reading of an Ordinance Abating Certain Taxes Heretofore Levied by the City of Galena for the 2012B Sewer Bonds	113-115
18C-0496.	First Reading of an Ordinance Abating Certain Taxes Heretofore Levied by the City of Galena for the Palace Campground	116-118
18C-0497.	Discussion and Possible Action on an Agreement with Mediacom Communications to Occupy City of Galena Property with Equipment for Wi-Fi Service	119-125
18C-0498.	Discussion and Possible Action on 2020-2024 Capital Improvement Plan	126-165
18C-0499.	Warrants	166-173
18C-0500.	Alderspersons' Comments	
18C-0501.	City Administrator's Report	
18C-0502.	Mayor's Report	
18C-0503.	Adjournment	

**CALENDAR INFORMATION**

BOARD/COMMITTEE	DATE	TIME	PLACE
Zoning Board of Appeals	Wed. Dec. 12	6:30 P.M.	City Hall, 101 Green Street
City Council	Wed. Dec. 26	6:30 P.M.	City Hall, 101 Green Street
Historic Preservation Comm.	Thurs. Jan. 3	6:30 P.M.	City Hall, 101 Green Street

Please view the full City of Galena Calendar at [www.cityofgalena.org](http://www.cityofgalena.org)

Posted: Thursday, December 20, 2018 at 4:00 p.m. Posted By:

12/13/2018

To whom it May concern:

**Due to the termination of my lease in the premises occupied by AYALAS MEXICAN AMERICAN STEAK HOUSE, INC. at 215 Diagonal St, Galena IL 61036, I state my intention to move the business to 239 N Main ST, Galena IL 61036 with a new name AYALAS RESTAURANT INTERNACIONAL FOOD & DRINK INC. given my reason for the move I thank you for your understanding.**

AYALAS RESTAURANT & JUAN DORANTES AYALA

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 10 DECEMBER 2018**

**18C-0459 – 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 10 December 2018.

**18C-0460 – ROLL CALL**

Upon roll call, the following members were present: Allendorf, Bernstein, Fach, Kieffer, Westemeier, Renner

Absent: Hahn

**18C-0461 – ESTABLISHMENT OF QUORUM**

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

**18C-0462 – PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**18C-0463 - REPORTS OF STANDING COMMITTEE**

**Turner Hall Committee** – Fach reported the committee met last week. A determination was made to terminate the committee. A very successful Festival of the Arts concert, Tallymore, was held. Attendance was 450 people. The Galena High School concerts are being held at Turner Hall tonight, the Galena Middle School concerts will be held on Tuesday, December 11<sup>th</sup> and a wedding is scheduled for this weekend.

Mayor Renner thanked Charlie and the committee for their time serving and the work they have done.

**18C-0464 – CITIZENS COMMENTS**

None.

**CONSENT AGENDA CA18-23**

**18C-0465 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 26, 2018**

**18C-0466 – ACCEPTANCE OF OCTOBER 2018 FINANCIAL REPORT**

Allendorf requested item 18C-0467 be pulled from the Consent Agenda.

**Motion:** Allendorf moved, seconded by Fach, to approve Consent Agenda, CA18-23, with the exception of item 18C-0467.

**Discussion:** None.

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

The motion carried.

**18C-0467 – APPROVAL OF RATE AND POLICY CHANGES FOR TURNER HALL**

Allendorf stated he would like to look at rates for resident vs. non-resident. He would prefer to see residents get more of a break.

Mayor Renner voiced concern with the amount charged for the Boy Scouts, \$825. He recommended giving them a flat rate as they are a not-for-profit and have been coming here for years. Council felt the Boy Scouts should be kept at the not-for-profit rate.

Mayor Renner also questioned why the Bridal Fair pays nothing. Janelle Keefer explained this event was taken on as a co-sponsorship event as a marketing initiative. The rental agreement provides the facility and our name will be on all marketing materials. Keefer advised she will serve on an advisory committee to make sure everything is done in a professional manner. Turner Hall will be named on all advertising. The entry fee is \$250-\$300 per table. They are hopeful for 40 vendors. They currently have 25 vendors. Any money received will be turned back into marketing. They will be doing destination marketing in the surrounding area.

Allendorf stated he is most concerned with wedding packages. He personally would like to see residents get more of a break to give them more of an incentive to rent the hall. Keefer advised currently there is a discount on 4-day rental packages for residents. All other rates are not discounted. Allendorf recommended a 10 percent discount overall on rates for residents.

Keefer advised one of her recommendations for 2019 is short term reservations. If the hall hasn't been booked out 1 month in advance, offer it discounted at the regular week day rate. Council was in favor of implementing short term reservations.

**Motion:** Allendorf moved, seconded by Kieffer, to postpone item 18C-0467, Approval of Rate and Policy Changes for Turner Hall, to the next meeting.

**UNFINISHED BUSINESS****18C-0452 – SECOND READING AND POSSIBLE APPROVAL OF THE 2018 TAX LEVY ORDINANCE FOR TAXES TO BE COLLECTED IN 2019**

**Motion:** Kieffer moved, seconded by Bernstein, to approve the second reading of an ordinance approving the 2018 Tax Levy for taxes to be collected in 2019 in the amount of \$1,439,693.

**Discussion:** Westemeier stated he would vote no as he feels people are getting taxed out of Galena because they can't afford to live here. Westemeier feels the \$37,000 can be made up with the video gaming revenues received. Allendorf agreed stating he is not in favor of levying for the money just because we lose it if we don't.

Bernstein noted the problem with not increasing it is that it is compounded. The City will never regain it and the cost of services continues to go up. Kieffer agreed. He feels the money could fix a street or two.

Fach stated he had originally voted in favor of the increase; however, since that time he has read that the EMT's will be coming in with a 10 percent increase, he will be voting no.

Mayor Renner stated he understands both sides. He is concerned if the city continues to sit in the background and lose out every year, when in fact we do have to increase, it could require us to go to referendum. He was in favor of the increase.

**Roll Call:**  
 AYES: Kieffer, Bernstein  
 NAYS: Westemeier, Allendorf, Fach  
 ABSENT: Hahn

The motion was denied.

**Motion:** Fach moved, seconded by Allendorf, to approve an ordinance approving the 2018 Tax Levy for taxes to be collected in 2019 in the amount of \$1,420,861 and waive the second reading.

**Discussion:** Fach was in favor of reducing the increase by half to \$18,832.

Moran advised he would deduct \$18,832 from the Police Protection Tax which is currently levied at \$25,084.

**Roll Call:** AYES: Kieffer, Allendorf, Bernstein, Fach, Renner  
NAYS: Westemeier  
ABSENT: Hahn

The motion carried.

**NEW BUSINESS**

**18C-0468 – DISCUSSION AND POSSIBLE ACTION ON 2019 GOALS FOR THE IMPROVEMENT OF THE OLD CITY CEMETERY**

Glick stated he has been working at the cemetery for the past three years. This is the second year he has received a grant from the Galena Foundation. Glick summarized the work completed in 2018.

The following goals for 2019 were presented:

- Design and get approval for up to three interpretive signs.
- Have a Ground Positioning Radar (GPR) survey on part of the cemetery.
- Erect an iron fence at Reverend Aratus Kent’s original burial plot. (Kent was re-interred in 1929 at Greenwood along with his wife and children).
- Place two stone benches. The City has the donated benches and will place when weather permits.

Glick advised the goals are listed roughly in the priority with which he hopes to complete them. He will continue to raise funds by asking for donations from community organizations and interested persons.

**Motion:** Westemeier moved, seconded by Kieffer, to approve the 2019 goals for improvements to the Old City Cemetery.

**Discussion:** Mayor Renner thanked Glick and his volunteers for all of their hard work.

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

The motion carried.

**18C-0469 – PRESENTATION OF YEAR END SWIMMING POOL REPORT**

Council thanked Janelle Keefer for the report and commended her for a job well done.

**18C-0470 – DISCUSSION AND POSSIBLE ACTION ON WATER AND SEWER OPERATIONS AND MAINTENANCE CONTRACT EXPIRING JULY 31, 2019**

**Motion:** Allendorf moved, seconded by Fach, to move ahead with putting the Water and Sewer Operations and Maintenance Contract out to bid after expiration of the existing contract at the end of July.

**Discussion:** Allendorf agrees taking it in house doesn't make sense. He would prefer to see the City go out for bid to see how prices compare.

Bernstein recommended proceeding with negotiations with Veolia. If that is not successful, it could then be opened up for bid. The City has been satisfied with the way things have been going with Veolia.

Kieffer was in favor of working with Veolia. It would be more feasible to renegotiate with them as opposed to going out for bid.

Allendorf was concerned with having Veolia's price without any competing bids.

**Roll Call:**  
AYES: Allendorf, Bernstein, Fach, Kieffer, Westemeier  
NAYS: None  
ABSENT: Hahn

The motion carried.

#### **18C-0471 – WARRANTS**

**Motion:** Kieffer moved, seconded by Bernstein, to approve the Warrants as presented, 18C-0471.

**Discussion:** None.

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

The motion carried.

#### **18C-0472 – ALDERPERSONS' COMMENTS**

**Flood Levy Signs** – Westemeier questioned if the City plans to replace the signs along the levy pathway. Moran advised the original artwork for most of these signs doesn't exist anymore. Staff has been looking into starting over with new artwork.

**Light Posts** – Westemeier thanked Kimberly and Earl Thompson for the addition of the lights to the light poles on Main Street. They make the wreaths look much better.

**Luminaria/Living Windows** – Westemeier thanked the volunteers for the Luminaria/Living Windows. It was a perfect weekend for it and you could hardly walk downtown.

**Thank you** – Westemeier thanked Janelle Keefer for her work with the pool and Charlie for his work with Turner Hall.

**Thank you** – Allendorf thanked Janelle for the work she has done with Turner Hall. There have been quite a few events there and is a great option to have in the City. He would like to see a price break for residents to give them more incentive to rent the hall.

**Thank you** – Allendorf thanked Fach for his work on the Turner Hall Committee and the Galena Foundation for their support.

**Luminaria** – Fach gave a shout out to the crew that did the luminaria. It was a very successful weekend for everyone.

**Water at Dodge/Spring Street** – Kieffer voiced concern with the water at Dodge/Spring Streets. It is dangerous situation.

**18C-0473 – CITY ADMINISTRATOR’S REPORT**

**Water at Dodge/Spring Street** – Moran advised Veolia has tested the water numerous times and it still does not appear to be city water. It seems to be a natural occurrence. Staff will continue to work on that intersection and will keep it salted for safety.

**Galena Foundation** – The City received two checks from the Galena Foundation today; One in the amount of \$31,846.48 for Turner Hall and the other in the amount of \$72,665.34 for Grant Park.

**Ash Tree Removal** – Moran advised the bid packets are out for the ash tree removal. The bids could potentially be approved at the next meeting to allow contractors to work throughout the winter. Moran noted this has not been budgeted for in this budget.

**18C-0474 – MAYOR’S REPORT**

**Thank you** – Mayor Renner thanked Janelle Keefer for her hard work.

**Luminaria/Living Windows** – Mayor Renner thanked those involved with Luminaria/Living Windows. Town was crowded.

**Fire in the Sky Weekend** – Mayor Renner thanked those involved with Fire in the Sky.

**County Economic Growth Committee** – Janelle Keeffer has graciously offered to sit on the County Economic Growth Committee.

**Meeting** – Mayor Renner noted the next meeting will be held on Wednesday, December 26<sup>th</sup> due to the Christmas holiday.

**18C-0475 – MOTION FOR EXECUTIVE SESSION**

**Motion:** Allendorf moved, seconded by Westemeier, to recess to Executive Session to discuss the following:

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

**Discussion:** None.

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

The motion carried.

The meeting recessed at 7:15 p.m.

The meeting reconvened at 7:31 p.m.

The following action was taken after Executive Session:

**Motion:** Allendorf moved, seconded by Kieffer, to require Mary Beth Hyde to compensate the City of Galena \$1.00 for each of the 11 faxes sent to the Illinois State Board of Elections from the City of Galena fax machine as Treasurer of the Friends of Nick Hyde political campaign and \$21.96, the equivalent of one-hour of pay. In making this motion, we find the use of the fax machine by Mary Beth Hyde to be an innocent act and therefore de Minimis.

**Discussion:** None.

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

The motion carried.

**18C-0476 - ADJOURNMENT**

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

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 7:31 p.m.

Respectfully submitted,



Mary Beth Hyde  
City Clerk



December 4, 2018

Mark and members of the City Council:

Alicia Edmonds and I (Megan Weber) are proposing to you a half-marathon and 8K run on the Galena River Trail on October 26, 2019. We recently hosted the City of Galena's first Half Marathon on October 27, 2018. We had 320 people register and we considered it a great success! We believe this race contributed to a successful weekend in Galena for many out of town visitors. We hope to make this an annual event, and with the expansion of the Galena River Trail, what a better backdrop to run 13.1 miles (or 5 miles if they choose the 8K)! We did reach out to our participants via a survey and saw that 99% said they're 'likely to return' to this event next year!

We will be purchasing, as we did this year, our own Commercial General Liability Insurance and have a 'Release, Indemnification and Hold Harmless Agreement'. We have already contacted McCoy Insurance and have received a quote and the release document. We will also be contacting Galena EMS to have an ambulance on-site again this year. We will also leave the trail in the condition we found it in, and we'll be sure to personally inspect the trail to be sure of this. We will also increase the number of volunteers in the Depot Parking Lot, as this was an area we found needed improvement.

With races being so pricy these days, we are determined to offer this race at a lower cost. In an effort to do this we will be asking for sponsors. With the money raised this year, we benefitted a local family in need, and would likely do this again next year.

Thank you very much for your consideration in this manner. We believe our race was a success this year and want to carry on the tradition of offering a Fall Half Marathon on the beautiful Galena River Trail!

Sincerely,

Alicia Edmonds & Megan Weber

# 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: December 17, 2018

RE: Country Fair Contract

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

Jo Daviess Country Fair Charities proposes to utilize Grant Park on October 10-13, 2019 for the annual Country Fair. The proposed agreement for the use of the park is attached. The only changes from the 2018 agreement are the dates of the event.

Please let me know if you have any questions.

AGREEMENT

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2018 between the City of Galena, a Municipal Corporation, (hereinafter referred to as "City") and the Jo Daviess County Country Fair Charities Inc. (hereinafter referred to as "user") for the exclusive use of Galena's Grant Park for a craft fair on October 10 and 11, 2019 and the weekend of October 12 and 13, 2019

It is mutually agreed that this Agreement grants the User and its exhibitor's exclusive use of Grant Park for the sole and only purpose of sponsoring a craft fair.

In consideration of the privileges hereinafter granted by the City, User is hereby granted the right to occupy Grant Park for the purposes set forth below, subject to the terms and conditions of this Agreement:

1. City shall permit User the exclusive use of Grant Park for set up on October 10 & 11, 2019 and the weekend of October 12 and 13, 2019, to conduct a craft fair. Dogs will be restricted during the hours of Country Fair October 12 and 13, 2019. Service Dogs for persons with disabilities will be permitted when accompanying their owners.

2. User shall be required to deposit the amount of Five Hundred and 00/100 Dollars (\$500) with the City of Galena as and for a security deposit for the premises. City shall have the right, but not the obligation to apply the security deposit in whole or in part as payment for such amounts as are reasonably necessary to remedy User's defaults of the covenants or agreements contained herein or to correct damages that occur to the Park. User's potential liability is not limited to the amount of the security deposit.

3. User shall be responsible for park setup, daily clean-up and maintenance related to the use and occupancy of Grant Park. User shall not be responsible for damage to Park structures, equipment, grass and foliage.

4. User agrees to pay to City for the rights and privileges herein granted, sum equal to 50 percent of the net gate donation to the Fair for each day of the Fair, with the total not to exceed \$10,000.00

The amount due to the City must be settled within (30) days of the Fair.

5. User agrees that authorized City personnel shall have access to the premises at all times.

6. User further agrees to indemnify and save harmless City, its officers, agents and employees from any and all claims, causes of actions and suits accruing or resulting from any damage, injury or loss to any person or persons, caused by, arising out of, or in any way connected with exercise of the User (and its exhibitors) of the privileges here granted.

7. It is mutually agreed that this Agreement and the privileges granted here or any part of this Agreement cannot be assigned or otherwise disposed of without written consent of the City.

8. It is mutually understood and agreed that no alteration or variation of the terms of this Agreement shall be valid, unless made in writing and signed by the parties, and that no oral understandings or agreements not incorporated here and no alterations or variations of the terms of this Agreement, unless made in writing and signed by the parties, shall be binding upon any of the parties.

9. The privileges here granted shall be granted according to the laws of the State of Illinois and the ordinances of the City of Galena.

10. The City reserves the right to regulate parking of all motor vehicles in Grant Park. No automobiles, trucks or trailers will be permitted to park overnight at Grant Park without a special vehicle permit, issued through the Chief of Police.

11. All food and drink stands must comply with applicable State and local food laws.

12. Dumpsters will be furnished and disposal fees paid by User; User must keep covered, at all times, garbage cans and dumpsters. User shall keep Grant Park free of refuse, litter and waste matter.

13. User shall provide and pay for port-a-potties in Grant Park in a sufficient number to accommodate the anticipated crowd as specified in the Illinois Plumbing Code.

14. User will require all exhibitors to post in a conspicuous manner, at their stand, a valid itinerant merchant permit, issued pursuant to Chapter 110 of the Galena Code of Ordinances and an Illinois sales tax permit.

15. All materials and equipment of User and exhibitors must be removed from Grant Park within twenty-four (24) hours of the closing of the Craft Fair.

16. User will provide insurance coverage insuring the Park and all facilities thereon for all hazards in an amount not less than \$1,000,000 and furthermore, agrees to name the City of Galena as an additional insured on said policy. Said insurance is for the purpose of insuring both User and the City against any liability or other claims that may be made due to acts occurring in or on the aforescribed real estate or in connection with any activities conducted thereon. A copy of said coverage shall be provided to the City prior to the date of the Craft Fair.

17. User will provide security service and will exercise reasonable precaution for the protection of City property and the property of the exhibitors.

18. This contract may be renewed for the following year upon receipt of written request by Jo Daviess County Country Fair Charities Inc.- Galena Country Fair within fifteen (15) days of close of the event.

**IN WITNESS** the parties have caused this Agreement to be executed on the \_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF GALENA**

**JO DAVIESS COUNTY COUNTRY  
FAIR CHARITIES INC.**

**BY:** \_\_\_\_\_  
Terry Renner, Mayor

**BY:** \_\_\_\_\_  
Ed Bochniak, Chair Person

**ATTEST:**

\_\_\_\_\_

# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: December 17, 2018

RE: Transit agreement

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

For many years, Jo Daviess County Transit and The Workshop have provided public transportation services in the City of Galena for a fixed fee. Two years ago, an agreement was developed and approved to memorialize the obligations of the parties and the cost of service. The agreement term has expired and is ready for renewal. The cost for service has remained fixed for years and no change is proposed. We have budgeted for the full cost of service.

Transit Director, Kathy Gable, informed me that the agency is providing over 600 rides in Galena per month on the mid-day route. This route is primary transportation for many residents to grocery shopping, employment, and medical appointments.

I recommend you approve the attached agreement. Please let me know if you have any questions.

**General Public Transportation Agreement  
Between the City of Galena  
&  
Jo Daviess County Transit  
Operated by The Workshop**

The Agreement is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_ by and between the City of Galena, a Municipal Corporation (hereinafter called "City") and Jo Daviess County Transit, a County General Public Transportation System, operated by The Workshop, Inc. a 501.3.C Non-For-Profit Agency (Hereinafter called "Jo Daviess County Transit")

**Recitals:**

**WHEREAS**, City desires to expand its General Public Transportation Service; and

**WHEREAS**, Jo Daviess County Transit has been approved by the City to provide general public transportation service in the City of Galena; and

**WHEREAS**, the City has provided a sum of \$9,996.00 to Jo Daviess county Transit to continue and expand general public transportation service in the City.

**NOW, THEREFORE**, in consideration of the premises and of the mutual agreements and covenants herein contained, City and Jo Daviess County Transit hereby agree as follows:

**Section 1: Term of Agreement**

The term of this agreement shall be from May 1, 2018 through April 30, 2019.

**Section 2: Scope of Service**

Jo Daviess County Transit agrees to provide general public transportation service for the City of Galena as follows:

- A. Demand/Response – Curb to Curb and Origin to Destination upon Request.
- B. Jo Daviess County Transit shall continue current service and expand service as needed to meet the general public's transportation needs within the City.

The scheduled expanded service will start at 9:00 A.M. and end at 2:00P.M. on Mondays, Tuesdays, Wednesdays, Thursdays, and Fridays during the term of this agreement.

The service will not operate on New Year's Day, Martin Luther King Day, Presidents Day, Good Friday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, The Day after Thanksgiving, Christmas Eve Day, Christmas Day, New Year's Eve Day.

Jo Daviess County Transit will file with the City and accurate record of the number of one way trips provided to passengers, for each and every day of operation. The record will also indicate the reason for the trip, i.e. medical, shopping, work or social. The record will be submitted to the city Administrator at the end of each month on a form agreed to by both parties.

- C. Labor and Costs:** Jo Daviess County Transit will be responsible for all costs and expenses including payroll, insurance, equipment, and repairs during the term of this agreement.
- D. Equipment:** Jo Daviess County will use a 14 passenger, handicapped accessible lift equipped vehicle to provide service.
- E. Vehicles:** The vehicles will be licensed in the State of Illinois and shall operate in compliance with all applicable State and Federal regulations and requirements for licensing, inspections, and insurance for public transportation. All vehicles must be kept in proper repair and sanitary condition. Each vehicle shall bear the name and telephone number of the Jo Daviess County Transit System.
- F. Drivers:** Jo Daviess County Transit shall use only trained employees. Jo Daviess County Transit shall further certify that each employee assigned to drive a vehicle, possesses a valid Driver's License and/or other such licenses as may be required by law or regulation.
- G. Employee Appearance:** Jo Daviess County Transit shall require employees to be courteous at all times, clothing shall be as neat and clean as practical.
- H. Standard of Performance:** All of the Jo Daviess County Transit's responsibilities under this Agreement shall be performed to the satisfaction of the City. The City agrees to undertake its responsibilities under this Agreement to the satisfaction of the Jo Daviess County Transit.
- I. Fares:** During the term of this Agreement, Jo Daviess County Transit agrees to charge a fare of no more than fifty cents (.50) for each one way passenger trip or Jo Daviess County Transit may invoice other entities for the fare. All Fares received by Jo Daviess County Transit shall become the property of Jo Daviess county Transit.

### Section 3 Schedule of Performance

Jo Daviess County Transit shall perform those services set forth in Section 2 entitled Scope of Service. The Schedule of Performance may be modified by mutual written agreement of the City and Jo Daviess County Transit. If Jo Daviess County Transit does not reasonably satisfy the Schedule of Performance, the City may exercise its rights as specified in Section 10.

### Section 4: Funding

The Jo Daviess Workshop, Inc., operator of Jo Daviess County Transit shall be compensated by the City in the amount of Nine Thousand, Nine Hundred and Ninety Six and 00/100 dollars (\$9,996.00) in Local Matching Funds for full performance of the terms of this Agreement. Said Sum shall be payable pro rata during the term of the Agreement in 11 monthly installments of \$833.00. This is a fixed fee Agreement. Total compensation to be received by Jo Daviess County Transit from the City shall not exceed the sum Nine Thousand, Nine Hundred and Ninety Six and 00/100 dollars (\$9,996.00).

**Section 5: Jo Daviess County Transit**

Jo Daviess County Transit shall perform all work and services described herein as an independent contractor and not as an officer, agent, servant or employee of the City. Jo Daviess County Transit shall have exclusive control of and the exclusive right to control the details of the services and work performed hereunder and all persons performing the same and shall be solely responsible for the acts and omissions of its officers, agents, employees, contractors, and subcontractors, if any. Nothing herein shall be construed as creating a partnership or joint venture between City and Jo Daviess County Transit.

**Section 6: Non-Assignment**

Jo Daviess County Transit shall not assign, transfer or convey this Agreement or Jo Daviess County Transit's rights, duties or obligations hereunder or any part thereof without the previous written consent of the City. In the event Jo Daviess County Transit attempts to assign, transfer, convey or otherwise alter this Agreement or Jo Daviess County's rights, duties or obligations hereunder or any part thereof without the prior written consent of the City, City may, at this option, terminate this Agreement immediately.

**Section 7: Insurance**

Jo Daviess County Transit shall, for the period of this Agreement, carry and maintain in full force and effect, insurance in such company or companies while it is performing hereunder, in the following types and amounts:

<u>Type of Insurance</u>	<u>Amount</u>
Personal Injury & Property	Combined Single Limit
Damage Liability Insurance	\$1,000,000.00 per Occurrence
Workman's Compensation	Full Statutory Limits
<i>(Jo Daviess County Transit Employees Only)</i>	

**Section 8: Indemnification and Hold Harmless**

Jo Daviess County Transit agrees to indemnify and hold harmless the City of Galena, it's officers, employees, agents and servants (except for the indemnitee's action of gross negligence or willful misconduct), from and against any and all liability, claims, demands, actions or suits of whatever character or kind, arising or resulting from, or in any way connected with, Jo Daviess County Transit's performance of this Agreement, the operations of Jo Daviess County Transit, it's agents, employees, or subcontractors, or the failure of Jo Daviess County Transit to comply with the provisions and requirements of all applicable.

**Section 9: City's Obligations**

During the duration of this Agreement, the City agrees to:

- a. Grant Jo Daviess County Transit vehicles access to any and all City streets for boarding and disembarking purposes.
- b. Pay Jo Daviess county Transit the full amount of invoices within 30 days of the invoice date.

**Section 10: Terminations**

- A. In the event either party to this Agreement defaults in the performance of any of the agreements or covenants to be kept, done or performed under the terms of this Agreement, the party alleged to be in default shall be notified in writing of the nature of such default. Within five (5) days following such notice, the party alleged to be in default shall:

Correct the fault; or in the case of a default not capable of being corrected within 5 days, commence correcting the default with due diligence on terms and conditions acceptable to both parties.

- B. In the event either party fails to correct the default as provided above, the non-defaulting party, without further notice, shall have all the following rights and remedies which the non-defaulting party may exercise singly or in combination;

The right to declare that this Agreement together with all rights granted hereunder are terminated, effective upon such date as the non-defaulting party shall designate.

The right to enter into an agreement with others, to perform the services otherwise to be performed by Jo Daviess County Transit hereunder or to perform such services itself.

**Section 11: Notices**

All notices required or contemplated by this Agreement shall be personally served or mailed, postage prepaid and return receipt requested, addressed to the parties as follows:

City:	City Administrator, Mark Moran 101 Green Street, Galena, IL. 61036
Jo Daviess County Transit:	Transit Director, Kathleen Gable Jo Daviess County Transit 710 S. West Street – PO Box 6087, Galena IL. 61036

Or such other address as the parties may designate in writing.

**Section 12: Waiver**

A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision of any other provision.

**Section 13: Amendment**

This Agreement may be modified or amended only by a written agreement duly executed by both parties hereto or their representatives.

**Section 14: Termination**

This Agreement may be terminated in whole or in part by either party following a 15 day written notice to the other party of such intent to terminate.

**Section: 15 Entirety**

This Agreement contains the entire Agreement between the parties as to the matters contained herein. Any oral representations or modifications concerning this Agreement shall be of no force and effect.

Dated: \_\_\_\_\_

**City of Galena, a Municipal Corporation**

By: \_\_\_\_\_  
Mayor

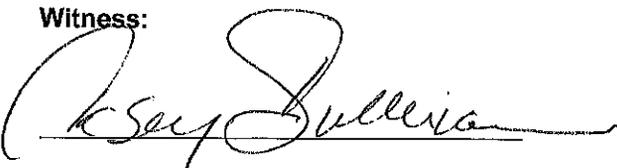
**Attest to:**

\_\_\_\_\_  
City Clerk

**Jo Daviess County Transit**

  
\_\_\_\_\_  
Transit Director

**Witness:**

  
\_\_\_\_\_

# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Terry Renner, City Administrator Mark Moran, and  
Galena City Council

FROM: Janelle Keeffer, Facilities Manager

DATE: December 19, 2018

SUBJECT: REVISED Turner Hall Rates Analysis and Rental Policies

At the December 10 City Council meeting, we discussed adding another tier to the Turner Hall rate schedule that would include additional discounts for City of Galena residents. In the past, we offered a discount for the 4-day rental package only. Please refer to **Table 1: Proposed Rate Increase** (page 2) and **Table 2: Turner Hall Rates Analysis Worksheet** (page 3) for an estimated impact and revenue forecast based on FY2018-19 rental history.

Annual estimated expenses for Turner Hall are \$42,900. The rates structure has been designed with the goal to operate Turner Hall in a sustainable manner while providing an affordable option for the many different varieties of renters / events of the hall—public and private. The current proposal will freeze 2018 rates for City of Galena residents. Increases will be applied to non-resident standard rates. If approved, the average cost savings for residents is about 15% from standard rates (Saturday rate 10%). Projected revenue for proposed increases including a new resident discounted rate, based on FY2018-19 rentals, is \$44,215. The same projection without applying a resident discount resulted in projected revenue of \$45,815.

As previously presented, modest increases have been proposed to Friday's not-for-profit rate; all other not-for profit rates remain the same. An increase has also been proposed for the Galena Public School rate to balance the rental ratio per day. Overall, the Galena Public School would receive a 58% discount on a one-day rental, 73% discount on a four-day rental, and an 86% discount on a 21-day rental.

New rates would affect new contracts only beginning the date of City Council approval. All signed contracts on file will remain at the rate defined in the agreement. We currently have 160 days of rental contracted for calendar year 2019 spanning into 2020.

I recommend approving new rental rates for Turner Hall including added resident discounts—defined as for residents living or operating a business within the City of Galena city limits—and the policy updates (Table 4) as proposed.

**Table 1: Proposed Rate Increase**

Summary of proposed increases: In the table below (new rates indicated in red type), standard events will absorb most of the increases, with few increases being charged to charity / not-for-profit. Per your request, I have added another tier which would offer a discounted rate for City of Galena residents. We currently offer a discount to residents for a 4-day rental (only). A modest increase has been proposed for the 4-day rental for GHS. The GHS one-day rental will remain the same.

	STANDARD		RESIDENT	NOT-FOR-PROFIT	
	CURRENT 2018	PROPOSED	PROPOSED	CURRENT 2018	PROPOSED
<b>Friday—All Day</b>	\$425	<b>\$500</b>	<b>\$425</b>	\$275	<b>\$300</b>
<b>Saturday—All Day</b>	\$625	<b>\$700</b>	<b>\$625</b>	\$450	<b>\$450</b>
<b>Sunday—All Day</b>	\$150	<b>\$175</b>	<b>\$150</b>	\$100	<b>\$100</b>
Half Day Rental (6 hours)	\$25 1 <sup>st</sup> hour / \$15 each additional	<b>\$100</b>		NA	<b>\$50</b>
<b>Monday – Thursday—All Day</b>	\$150	<b>\$175</b>	<b>\$150</b>	\$100	<b>\$100</b>
Half Day Rental (6 hours)	\$25 1 <sup>st</sup> hour / \$15 each additional	<b>\$100 (6 hours min)</b>	\$25 1 <sup>st</sup> hour / \$15 each additional	\$15 1 <sup>st</sup> hour / \$10 each additional	<b>\$50</b>
<b>Alcohol Fee</b>	\$100	<b>\$150</b>	<b>\$150</b>	\$100	<b>\$150</b>
<b>4-Day Discounted Package</b> <i>*\$300 is paid from this rate to our custodian for cleaning services.</i>	\$1,500 Includes cleaning	<b>\$1,850</b> <b>Includes cleaning</b>	<b>\$1,500</b> <b>Includes Cleaning</b> <b>(\$1,350 Current Discounted 2018 Rate)</b>		
<b>Special Community Theater Rates</b>	\$1,250 21-day consecutive rental	Offer during off season only, eliminate, or case by case basis			
<b>Galena Public School</b>					
6-Hour Rental (Banquet)	\$50	<b>\$50</b>			
One-Day Rental	\$75	<b>\$75</b>			
Four-Day Rental	\$150	<b>\$250</b>			
22-Day Rental	\$450	<b>\$500</b>			

Table 2: Turner Hall Rates Analysis Worksheet									
	# of Events	# of Days Rented	FY2018-19 Contracts		Proposed w/out Resident Discount		Proposed With Resident Discount		
			Current	Current Total	Rate	Total	Rate	Total	
Boy Scout Weekend (Not for profit) —4 days	1	4	\$825	\$825	\$825	\$825	\$825	\$825	
Bridal Show	1	4	\$0	\$0	\$1,600	\$1,600	\$1,600	\$1,600	2019 Exchange for Marketing & Exhibit
City Use (Mayor's Luncheon, Police Dept Holiday Gift Distribution, GFD Recognition Dinner / Dance	3	8	\$0	\$0	\$0	\$0	\$0	\$0	
Hunter Fuerste Concert—(Not for profit) —3 days	1	3	\$0	\$0	\$0	\$0	\$0	\$0	
GFPA Concert—(Not for profit)	1	1	\$100	\$100	\$100	\$100	\$100	\$100	
GFPA Concert—(Not for profit)	1	6	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	
Concert--(For profit)	1	1	\$425	\$425	\$500	\$500	\$500	\$500	
Dance—Sock Hop (Not for profit)	1	1	\$450	\$450	\$450	\$450	\$450	\$450	
Dance--Galena Chamber Halloween (Not for profit)	1	1	\$275	\$275	\$300	\$300	\$300	\$300	
Dance--Ballroom (discounted)	4	4	\$100	\$400	\$100	\$400	\$100	\$400	
Dinner for Two	2	2	\$150	\$300	\$175	\$350	\$175	\$350	
Election	2	2	\$20	\$40	\$20	\$40	\$20	\$40	
Private Party—resident by the hour	2	2	\$55	\$110	\$100	\$200	\$100	\$200	6-hour rental
Private Party—resident (Baptism, Christmas, Graduation, Birthday)	4	4	\$150	\$600	\$175	\$700	\$150	\$600	
GHS Music Concert	2	2	\$75	\$150	\$75	\$150	\$75	\$150	full day rental + extra time for set up
GHS Drama Club Banquet—1 day	1	1	\$50	\$50	\$50	\$50	\$50	\$50	\$8.30 per hour
GHS Key Club Banquet--1 day	1	1	\$50	\$50	\$50	\$50	\$50	\$50	\$8.30 per hour
GHS Play—21 days	2	42	\$450	\$900	\$500	\$1,000	\$500	\$1,000	\$23.80 per day
GHS Prom--4 days	1	4	\$150	\$150	\$250	\$250	\$250	\$250	\$62.50 per day
Wedding Rehearsal 1-day (Thursday)	1	1	\$150	\$150	\$175	\$175	\$175	\$175	
Wedding 1-day (Saturday) non-resident	2	2	\$625	\$1,250	\$700	\$1,400	\$700	\$1,400	
Wedding 1-day (Sunday) non-resident	1	1	\$150	\$150	\$175	\$175	\$175	\$175	
Wedding 2-day (Thursday + Friday) non-resident	2	4	\$575	\$1,150	\$675	\$1,350	\$675	\$1,350	
Wedding 2-day (Friday + Saturday) non-resident	2	4	\$1,050	\$2,100	\$1,200	\$2,400	\$1,200	\$2,400	
Wedding 3-day (Friday - Sunday) non-resident	1	3	\$1,200	\$1,200	\$1,375	\$1,375	\$1,375	\$1,375	
Wedding—4-day package—resident	3	12	\$1,350	\$4,050	\$1,850	\$5,550	\$1,350	\$4,050	
Wedding 4-day package—non-resident	11	44	\$1,500	\$16,500	\$1,850	\$20,350	\$1,850	\$20,350	
Whiskey Weekend (discounted off-season rate)	1	4	\$600	\$600	\$700	\$700	\$700	\$700	
Wine Lovers Weekend	1	4	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	
	<b>57</b>	<b>172</b>		<b>\$34,350</b>		<b>\$42,815</b>		<b>\$41,215</b>	
	# of Events	# of Days Rented		Projected Revenue	w/out Tax Payer Rate	Projected Revenue	w/ Tax Payer Rate	Projected Revenue	
ADD Alcohol Fee	20		\$100	\$2,000	\$150	\$3,000	\$150	\$3,000	
	# of Events w Alcohol			<b>\$36,350</b>		<b>\$45,815</b>		<b>\$44,215</b>	

**Table 3: RENTAL HISTORY**

Average # of rentals per year	<b>150 days</b>	
2007/2008	147	
2008/2009	149	
2009/2010	164	
2010/2011	140	
2011/2012	183	
2012/2013	93	\$10,660
2013/2014	130	\$13,010
2014/2015	160	\$18,850
2015/2016	102	\$9,300
2016/2017	169	\$23,780
2017/2018	189	\$37,780
2018/2019 <i>booked to date</i>	172	\$34,350

**Table 4: POLICIES TO CONSIDER FOR IMPLEMENTATION**

- A. First day of rental access beginning at 8 a.m. to allow our custodial team time to clean the hall between rentals.
- B. Pet Policy—No pets allowed unless the pet is a service animal.
- C. Weddings—Two-day minimum rental.
- D. Holiday Rates--Add New Year’s Eve to the current list of holidays. Current holidays: Labor Day, Memorial Day, and the Sunday that precedes those dates. Holiday rate is the same as the Friday rental rate.
- E. Remove 21-Day Theater Rate of \$1,200. This would not apply to Galena High School Drama Club. If a theater or musical group would like to rent Turner Hall, they may put together a proposal and extended rental fees will be considered on a case-by-case basis.
- F. Short term reservation—Offer Friday and Saturday discounted rates to match weekday rate if the date has not been rented within one month prior.



# *Monthly Operations Report*



*November 2018*

*Prepared for*

*The City of Galena*

*By Matt Trotter*

*Supervisor Operations and Maintenance*

*Veolia North America*

## 1.0 WASTEWATER OPERATIONS

### 1.1 EFFLUENT QUALITY

As indicated in Table 1.2, and Table 1.3, the effluent quality for the Galena Wastewater Treatment Plant was within NPDES permit parameters. The discharge monitoring reports electronically submitted to IEPA in August 2018.

Table 1.2

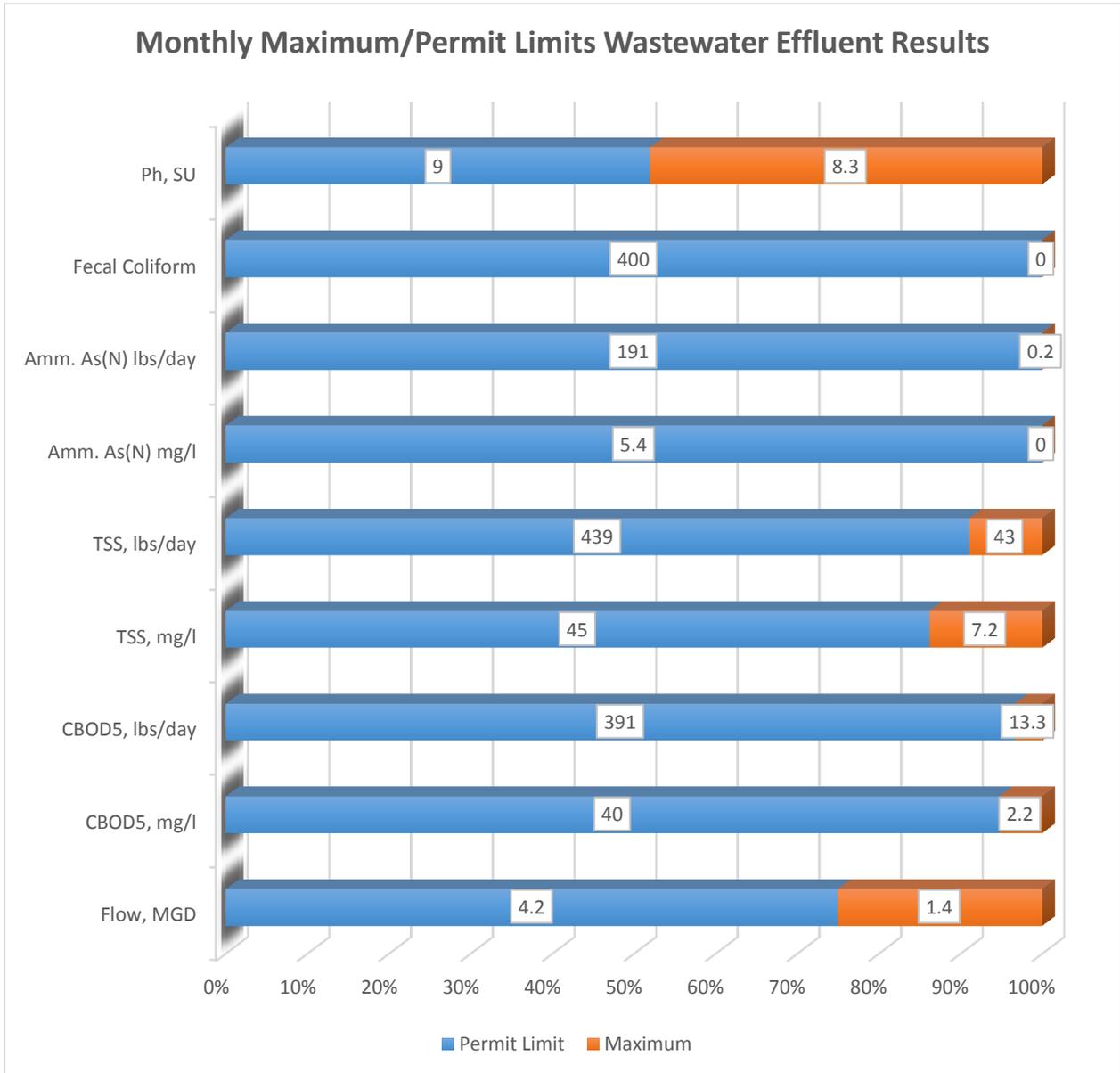
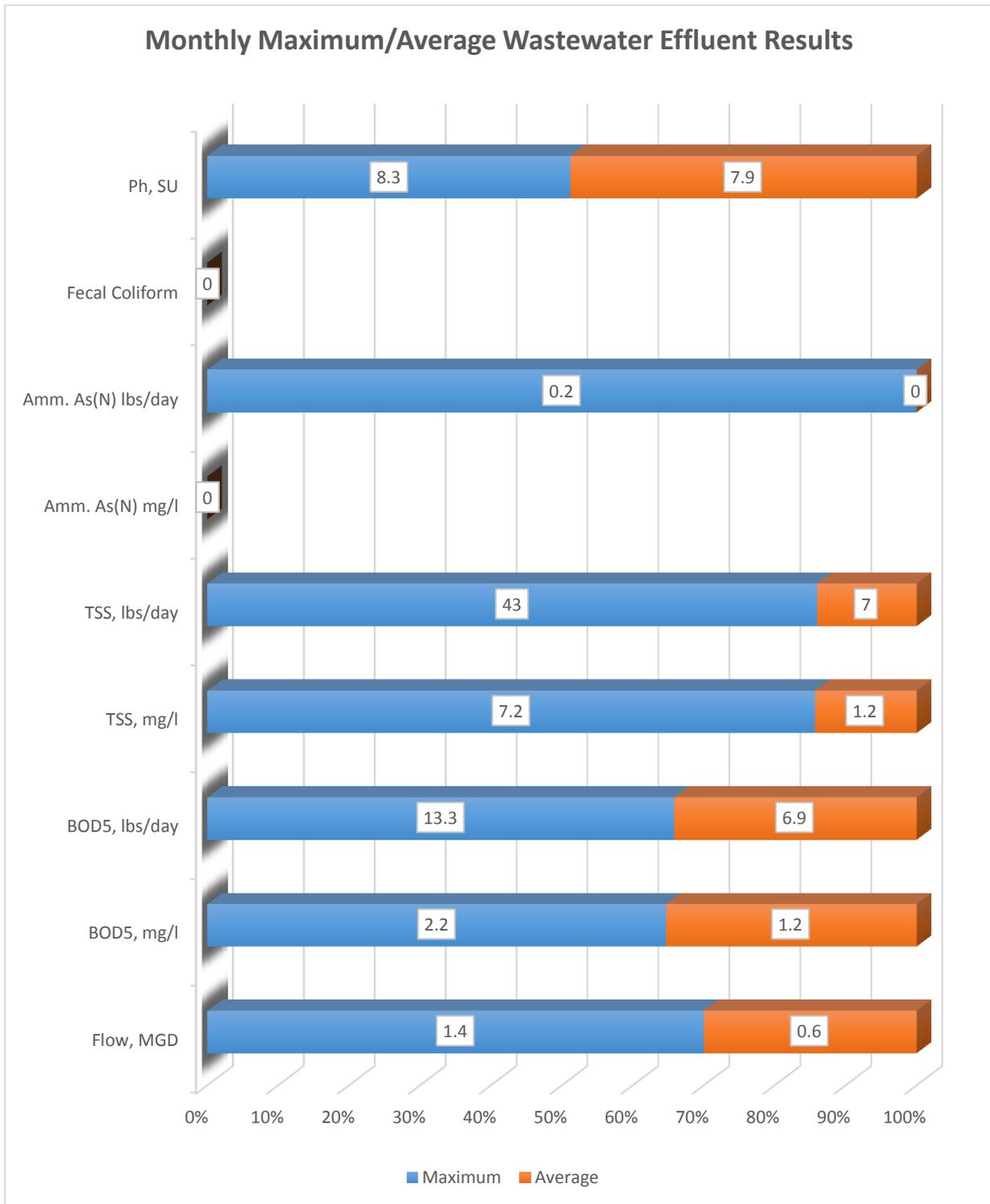


Table 1.3



## 2.0 WATER OPERATIONS

### 2.1 WATER QUALITY

Fluoride and bacteria water samples collected and sent to outside laboratories for analysis. All samples within IEPA and Department of Health water quality standards. All wells checked, inspected, and tested on a daily basis, and the Horseshoe Mound Water Reservoir checked and inspected on a weekly basis to assure a clean and adequate potable water supply.

### 2.2 WATER PRODUCTION

Total water produced **12,346,000 gallons**. The daily average water produced **411,533 gallons per day**. Monthly pumping shown in Table 2.3. Monthly residual data shown in table 2.4. Daily water produced shown in Table 2.5.

Table 2.3

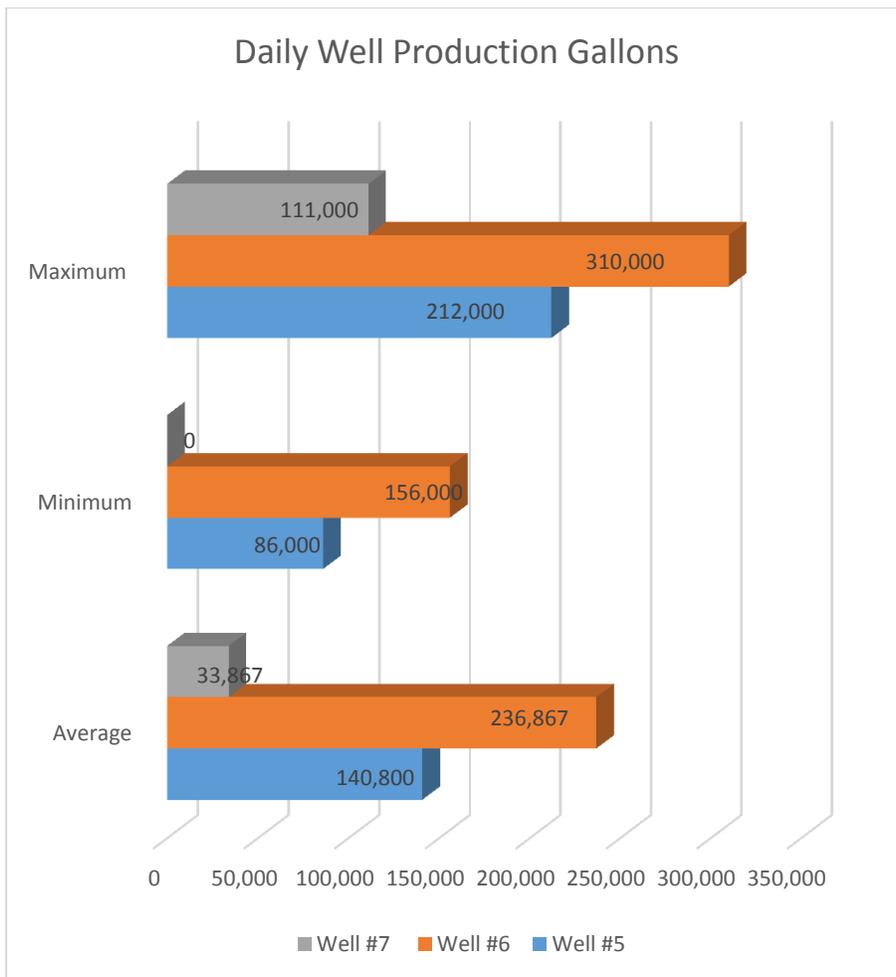


Table 2.4

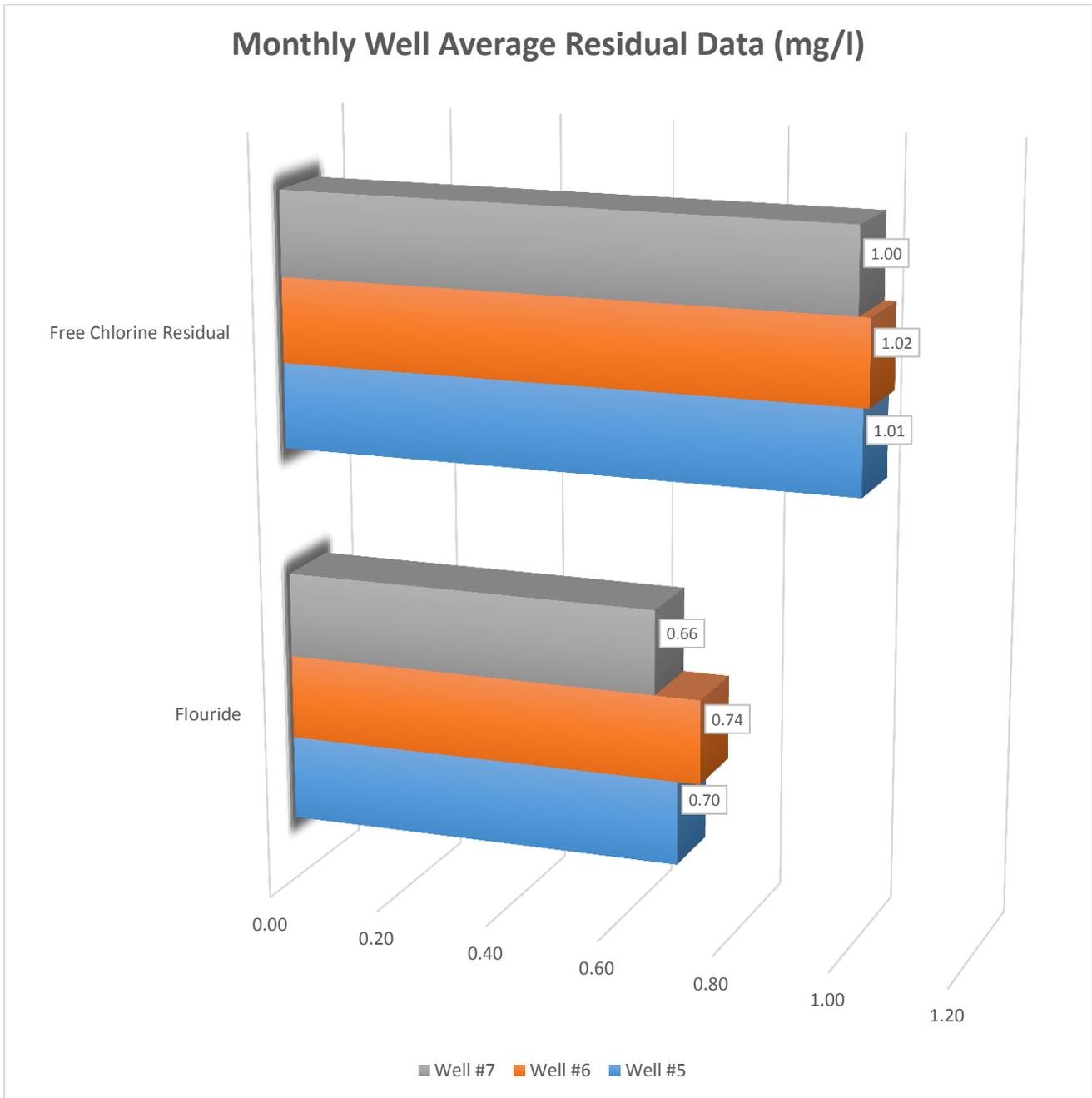
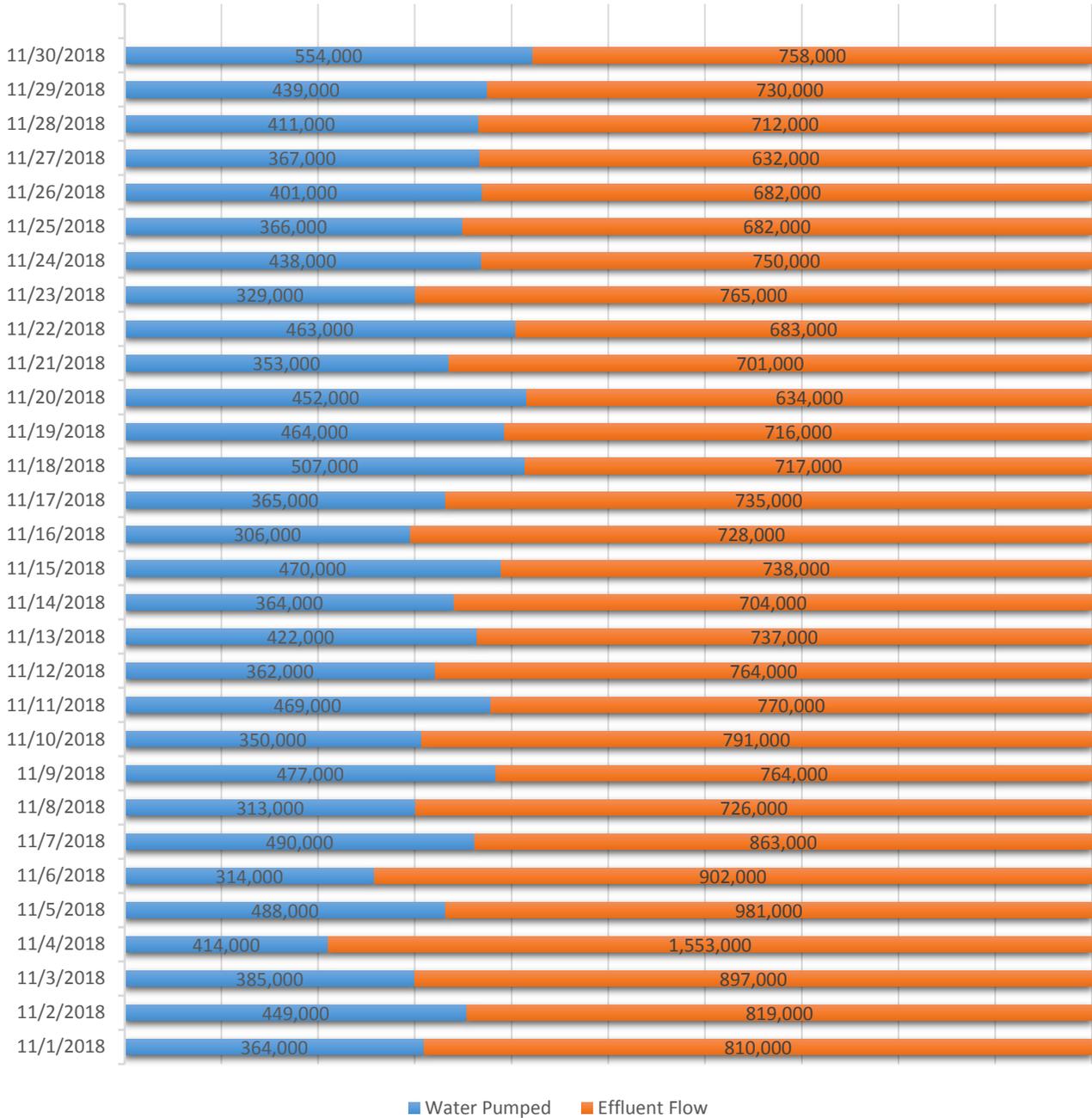


Table 2.5

### Daily Water Production Vs. Effluent Flow Gallons



## 2.6 WATER LOSS

Un-metered water used in the City of Galena equates to lost revenue in water and sewer user fees. Water accounting for the period of January 1, 2018 – November 31, 2018 in Table 2.7 and table 2.8.

Table 2.7

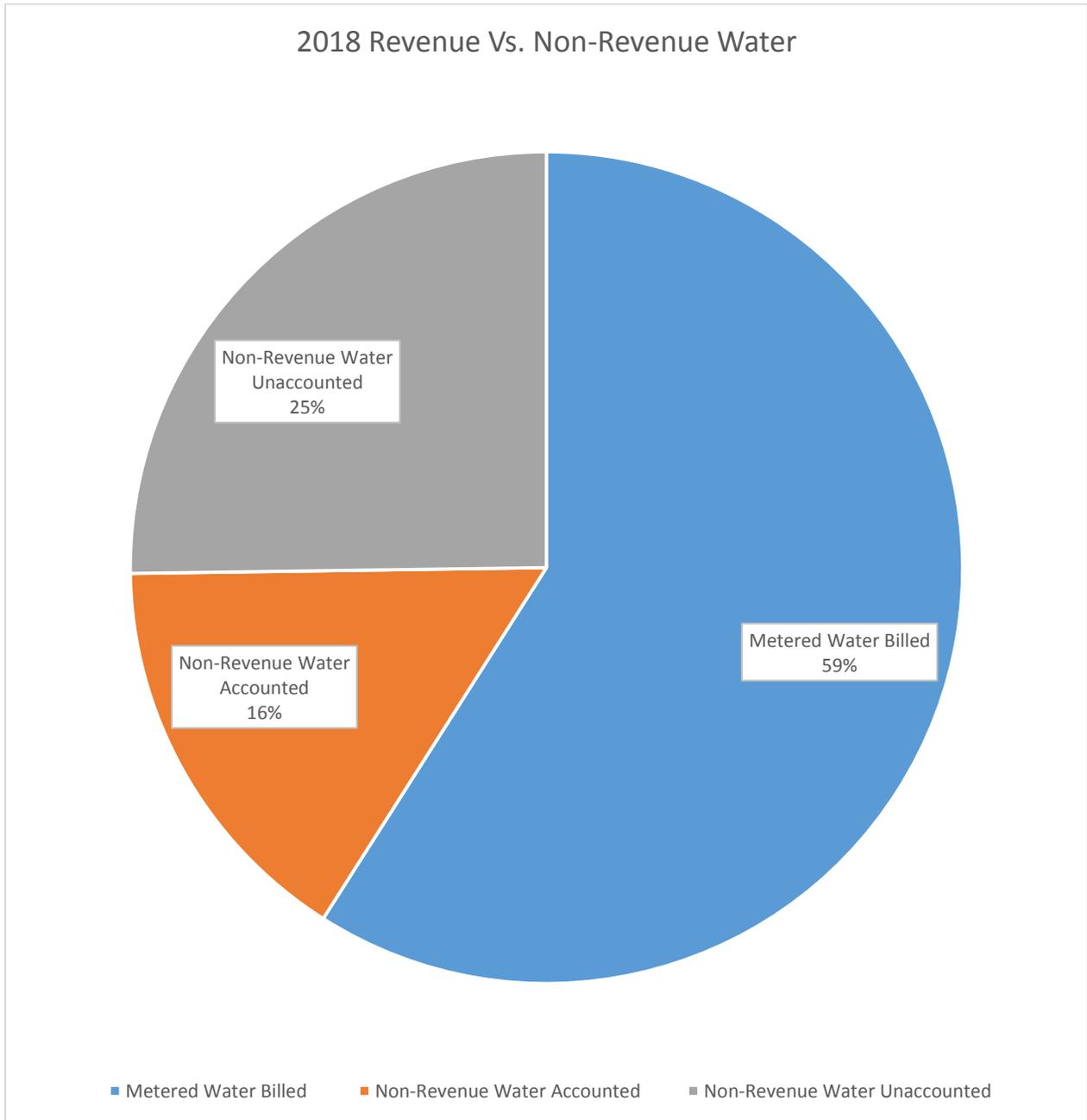
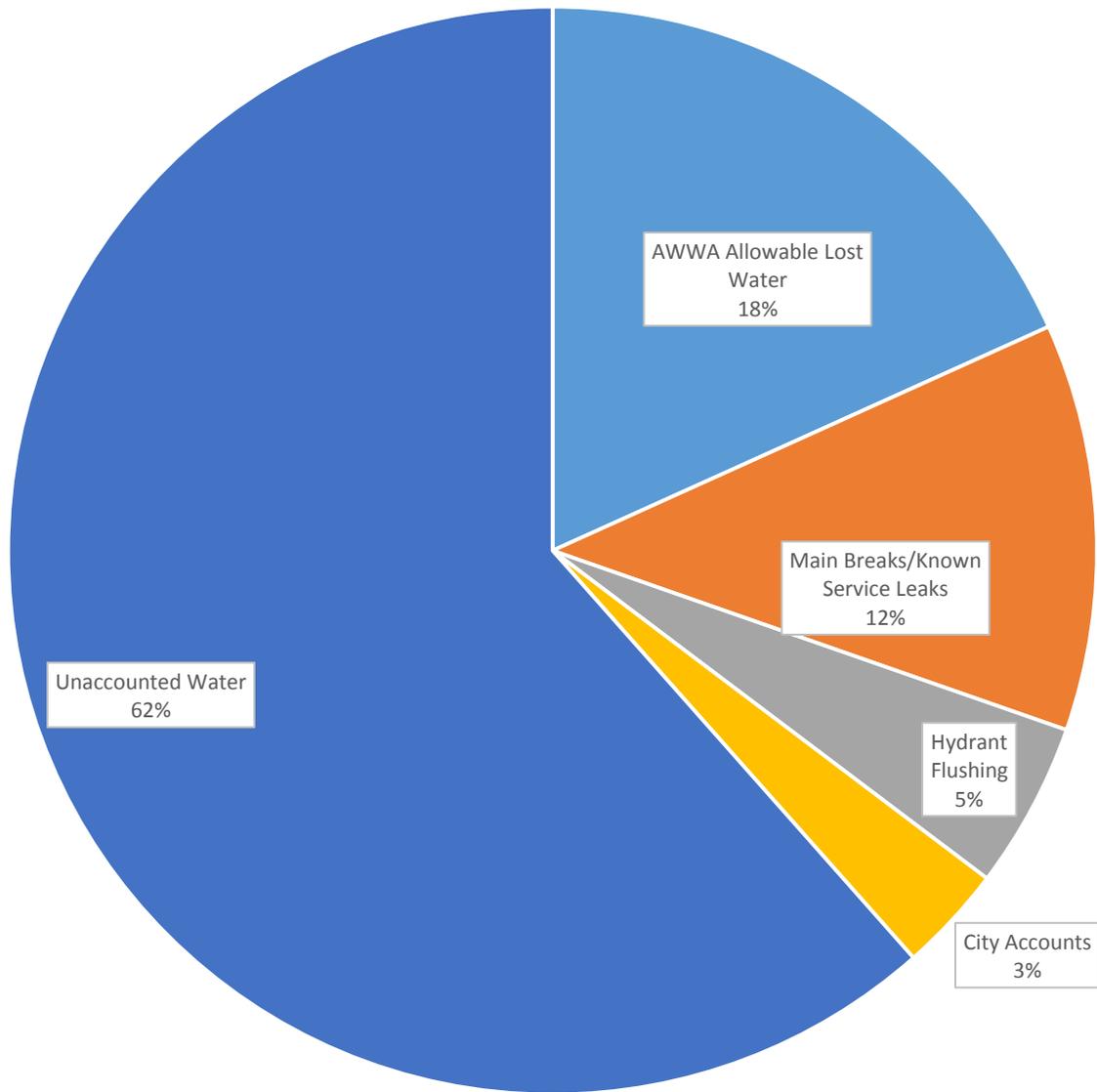


Table 2.8

2018 Non-Revenue Water Summary



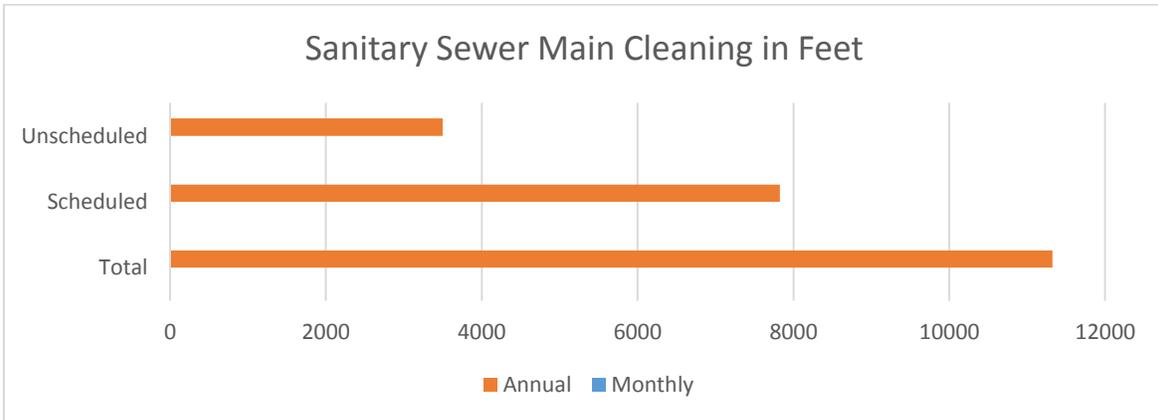
- AWWA Allowable Lost Water
- Main Breaks/Known Service Leaks
- Hydrant Flushing
- City Accounts
- Unaccounted Water

### 3.0 Collection and Distribution

#### 3.1 COLLECTION SYSTEM OPERATIONS

All lift stations operated properly during the month of November. All lift stations and wet wells were routinely checked each week for proper operation during the month. Table 3.4 shows Sewer Main Maintenance for the month of November 2018.

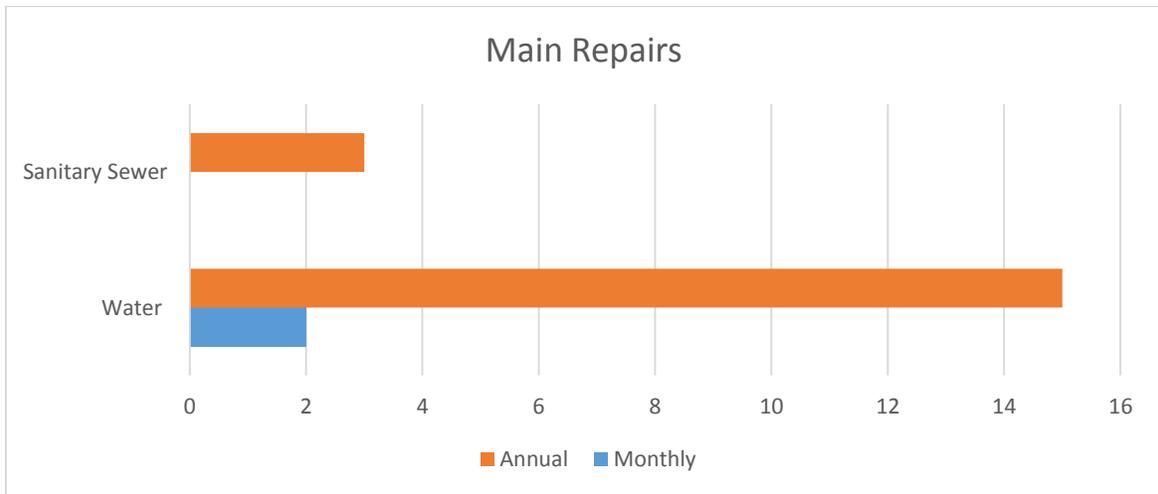
Table 3.2



#### 3.3 DISTRIBUTION & COLLECTION SYSTEMS

All routine maintenance completed for the month of November 2018. Table 3.6 summarizes main repairs.

Table 3.4



## 4.0 SAFETY *Goal Zero – Leading Safety Together*

### 4.1 TRAINING

Asbestos Awareness safety training completed was completed on November 15, 2018



**MEMO**

To: Mayor Renner, City Council & City Administrator  
From: Matt Oldenburg, Zoning Administrator  
Date: December 20, 2018

RE: Cal. No. 18PD-02, Applicant: Adam Johnson, 211 Fourth Street, Galena, IL 61036 and Owner: Galena Art & Recreation Center, 413 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-191-00, Lots 13, 14, 15 & 3-3/4' of Lot 16, West Side of Bench Street, D.O.R. Docket No. 85-43-20 Community Center, Original City of Galena, Jo Daviess County, Illinois. Common Address is 413 South Bench Street, Galena, IL 61036. Request for approval of Preliminary Plan to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow proposed uses.

The subject property is located at 413 South Bench Street and is commonly known as the Art & Recreation Center. The applicant is requesting rezoning of the property from Low Density Residential to Planned Unit Development for a site with an underlying default district of Low Density Residential and approval of a Preliminary PUD Plan which includes changes to land use and associated site improvements. Rezoning to a PUD is the most appropriate process to address the proposed land uses and intensity standards for the site and district. The existing site, structure and use of the property are existing, non-conforming and, unless a proposed use matched the existing use, it would be difficult to find an adaptive use allowable in the Low Density Residential district to suit the property due to its vast scale and original purpose.

At the November 14, 2018 meeting, the ZBA directed a continuance in order for the applicant to clarify the proposed plan and return with the update at the December 12<sup>th</sup> meeting. The presentation of new information and testimony will require the public hearing to be re-opened.

At their regular meeting on December 12, 2018, the Zoning Board of Appeals re-opened the public hearing and subsequently voted to recommend approval of the rezoning and preliminary plan of the Planned Unit Development with an underlying district of Low Density Residential. The ZBA made the approval with certain conditions for each of the proposed land uses, listed in the recommendation section of the attached "Determination & Recommendation" document.

The original materials and minutes of the request are included for your reference. The minutes from the December 12<sup>th</sup> meeting are a draft and will be approved at the January 9<sup>th</sup> meeting.

If Council approves the request, as recommended by the ZBA, then the rezoning and preliminary plan are complete upon final readings. Subsequently, the applicant will need to return to the ZBA for Final PUD Plan approval and also a Special Use Permit for the proposed plunge pool. Lastly, the Historic Preservation Commission will need to review the final outdoor improvements to the site regarding the final buffering and fencing in the North area.

Approval Criteria & Recommendation:

**Zoning Map Amendment** - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

1. Whether the existing text or zoning designation was in error at the time of adoption;

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

And:

Planned unit development zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Specific benefits that would support a PUD zoning include, but are not limited to:

- (1) More efficient infrastructure;
- (2) Reduced traffic demands;
- (3) A greater quality and quantity of public and/or private open space;
- (4) Other recreational amenities;
- (5) Needed housing types and/or mix;
- (6) Innovative designs; and/or
- (7) Protection and/or preservation of natural resources.

**Preliminary PUD Plan** – A preliminary development plan application shall demonstrate conformance with all of the following:

- a. The ODP review criteria in division (B);

- b. The applicable preliminary plat criteria in [Chapter 153](#), Subdivision Regulations;  
*n/a*
- c. The applicable site plan review criteria in § [154.914](#);
- d. The approved ODP, if applicable; *n/a*
- e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; and
- f. For a PUD/TND District, the area of the plan is at least five acres in size or as specified in an applicable approved ODP, or as identified in § [154.301](#). *n/a*

**Cal. No. 18PD-02**

**The Zoning Board of Appeals can recommend to the City Council, in the form of a motion, approval or denial of requests for Map Amendments and Preliminary PUD plans. If the Board would like to recommend approval of the requests, motions to approve which include pertinent facts in the cases and reasons for the recommendations should be entertained. The recommendations will then be forwarded to the City Council for final action.**

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

**ZONING BOARD OF APPEALS**

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

**REGARDING**

**CALENDAR NUMBER:** Cal. No. 18PD-02

**APPLICATION BY:** Adam Johnson and Galena Art & Recreation Center – 413  
South Bench Street, Galena, IL 61036

**FOR:** Request for Preliminary Plan approval and Rezoning for a  
Planned Unit Development with an underlying district of  
Low Density Residential to allow proposed uses.

**PROCEDURES**

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on November 14, 2018 and by directed continuance on December 12, 2018. The hearing was advertised in an edition of the Galena Gazette, in a quarter-page sized ad, that was available to the general public between 15 and 30 days prior to the hearing. They were invited to testify if they so desired. A quorum of the Board was present at the hearing in which the subject application and materials were reviewed and all persons were heard who desired to testify.

**NATURE OF APPLICATION**

The subject property is located at 413 South Bench Street and is commonly known as the Art & Recreation Center. The property consists of approximately 0.77 acres or 30,015 square feet and is situated along South Bench Street overlooking the Downtown Commercial area. A narrative is included with locational and district maps from the applicant to describe the scope of the project for your understanding. The district map colors are explained as: orange = LDR zoning and blue = DC zoning.

The applicant is requesting rezoning of the property from Low Density Residential to Planned Unit Development for a site with an underlying default district of Low Density Residential and approval of a Preliminary PUD Plan which includes changes to land use and associated site improvements. Rezoning to a PUD is the most appropriate process to address the proposed land uses and intensity standards for the site and district. The existing site, structure and use of the property are existing, non-conforming and, unless a proposed use matched the existing use, it would be difficult to find an adaptive use allowable in the Low Density Residential district to suit the property due to its vast scale and original purpose.

As a point of reference, the existing land use on the property is Indoor Institutional with accessory outdoor recreational uses on the playground. The current intensity at the site is as follows:

1. Floor Area Ratio: 0.47
2. Daily intensity:
  - a. Summer months (10 weeks): 50 children, 12 staff, Mon.-Fri. 8AM-6PM;
  - b. Remaining months: 20 children, 7 staff, Mon.-Fri. 8AM-6PM;
  - c. Daily classes: 10-15 people, all year extending into the evenings until 8PM;
  - d. Basketball: Sunday evenings, 6PM-8PM;
3. Parking: No off-street parking, three spaces reserved on-street, day-care and classes mostly drop-offs and pick-ups on-street.

The property sits within an existing transitional area from downtown land uses to the East to residential, guest accommodations and indoor institutional land uses to the North, South and West.

Proposed land uses:

Essentially, the applicant proposes to market the property to bring interest groups to Galena to stay at the property and use amenities such as a large kitchen, gymnasium and proposed plunge pool. Groups could include a variety of interests and demographics for a proposed maximum occupancy of 20 persons. The breakdown of uses relative to our standard table include:

1. Guest Accommodations – this proposal requests transient lodging for up to 20 persons.
2. Indoor Commercial Entertainment –the amenities of the structure would provide accessory entertainment to the guests. The applicant lists indoor entertainment on the drawings and narrative as cooking classes, sporting activities in the gym and performances on the stage.
3. Outdoor Recreation – the applicant proposes an outdoor plunge pool, approximately 5’ wide x 10’ long x 3’ deep, in the North lot in the front yard.

At their regular meeting on November 14, 2018, the Zoning Board of Appeals directed a continuance of the public hearing in order for the applicant to clarify the proposed plan and return with the update at the December 12<sup>th</sup> meeting. The presentation of new information and testimony required the public hearing to be re-opened. Items to be clarified were: indoor entertainment activities and the details of the proposed plunge pool.

At their regular meeting on December 12, 2018, the Zoning Board of Appeals re-opened the public hearing and subsequently voted to recommend approval of the rezoning and preliminary plan of the Planned Unit Development with an underlying district of Low Density Residential. The ZBA made the approval with certain conditions for each of the proposed land uses, listed in the recommendation below.

**Testimony Presented on Behalf of the Applicant:**

Refer to minutes from November 14 and December 12, 2018 ZBA meetings, attached.

- Adam Johnson, Architect, 411 Fourth Street, Galena, IL, presented on behalf of the applicant.
- Dave Decker, 413 S Bench Street, Galena, IL spoke in favor as the Director of the ARC.
- Mark Schlenker, 348 Snipe Hollow Rd, Elizabeth, IL spoke in favor as the applicant.

**Testimony Presented in Opposition to the Request:**

- John Carey, 501 S Bench Street, Galena, IL spoke in opposition to the request.
- Dennis Dunton, 407 S Bench Street, Galena, IL spoke in opposition to the request.
- Ilisa Farrell, 505 S Bench Street, Galena, IL spoke in opposition to the request.
- Diane Chekkin, 414 S Bench Street, Galena, IL spoke in opposition to the request.
- Christy Wheatley, 518 Hill Street, Galena, IL spoke in opposition to the request.
- Nick Hyde, 1429 Elm Street, Galena, IL spoke in opposition to the request on behalf of the neighbors.

**APPLICABLE SECTIONS OF THE ZONING ORDINANCE**

- Article 0, Section 154.005 through 154.008 sets forth the Purpose, Separability and Non-Liability, Abrogation and Rules of Interpretation of the Zoning Ordinance.
- Article 2, Section 154.201(B) describes the Standard Residential Zoning Districts.
- Article 2, Table 154.204.1 lists the Bulk Standards for Nonresidential Structures.
- Article 2, Table 154.208.1 lists the Intensity Standards for Nonresidential uses.
- Article 3, Section 154.301 sets forth the criteria for Planned Unit Developments (PUD).
- Article 3, Section 154.301(E) lists and describes the criteria for Planned Unit Development Types which include Planned Unit Development Districts and Planned Unit Development Sites.
- Article 4, Table 154.403.1 lists the land uses permitted by right or by special uses for each zoning district.
- Article 6, Section 154.601 sets forth the criteria for Off-Street Parking and Traffic Control Standards.
- Article 6, Section 154.604 sets forth the criteria for private-development Lighting Standards.
- Article 6, Section 154.605 sets forth the criteria for Landscaping Standards.
- Appendix A provides the City’s Lighting Standards and Requirements.
- Article 9, Section 154.914 lists and describes the elements for Site Plan Review
- Article 9, Section 154.918 and Table 154.918.1 set forth the procedure for Required Non-Administrative Development Review.
- Article 9, Section 154.919 lists and describes the Non-Administrative Development Review Common Elements of Procedure.
- Article 9, Section 154.920 sets forth the purpose, applicability, approval criteria, decision-maker, and application and review procedures for Rezoning.
- Article 9, Section 154.923 sets forth the criteria for approval of PUD Rezoning and Plan Review.

**DETERMINATION**

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Adam Johnson and Galena ARC to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, and Preliminary Plan to allow proposed uses should be approved for the following reasons:

**Zoning Map Amendment** - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

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

And;

**Preliminary PUD Plan** – A preliminary development plan application shall demonstrate conformance with all of the following:

- a. The ODP review criteria in division (B) above; *Plan meets the ODP criteria.*
- b. The applicable preliminary plat criteria in [Chapter 153](#), Subdivision Regulations; *n/a*
- c. The applicable site plan review criteria in § [154.914](#); *Plan meets site plan review criteria.*
- d. The approved ODP, if applicable; *n/a*
- e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; and *The proposed intensity of use is appropriate for the site.*

- f. For a PUD/TND District, the area of the plan is at least five acres in size or as specified in an applicable approved ODP, or as identified in § [154.301](#). *n/a*

### **RECOMMENDATION**

NOW, THEREFORE BE IT RESOLVED, that this Zoning Board of Appeals does recommend to the City Council of the City of Galena that this request by Adam Johnson and Galena ARC to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow proposed uses should be approved with the following conditions:

1. Use of the gymnasium for all typical gym sports, including basketball, volleyball, dodge ball, etc. and for active training or exercise classes or groups, such as martial arts or aerobics classes. Use of gymnasium may also include use of the stage for rehearsals for plays or similar activities. This may be used by renters, local groups using the gym for practices and open gym periods for public use. The ARC intends to continue some gym use. Use of music or amplifiers will be limited to levels that are not distracting from the exterior. Hours for use will be 6 am to 10 pm all year. This use may include up to 30 or 40 people depending on the size of teams for the sport. Separate lodging use would not occur during this use, the building would be otherwise empty.
2. Use of the building for a festival event such as a music event, theater event, or other social gathering or event which may occur over a weekend, up to 3 events a year. These events may gather large groups of people, as many as 100. These events will be planned and scheduled events such as a recital or a theater performance. Or, an event could be a graduation from a group or class, an anniversary party, or other similar large, celebratory party.
3. Use of whole building by groups which will stay in the lodging and use the building facilities during that stay. This would include the use of the Gym and Lounge. There would be no day of time limit to the use of the Gym or Lounge and guests may use the facilities all night if desired as long as no outside noise disruption occurs. Use of the Patio would be limited to sunrise to 10 pm weekends, 9 pm weekdays. Lodging is limited to All year use when building is not otherwise in use
4. Lodging without use of gym limited to 20 guests. Rooms may be rented in groups or individually to separate parties. All year use when building is not otherwise in use.
5. Proposed pool in Patio will be allowed by Special Use Permit and will be subject to the Special Use review process and may be revoked in the future should use of the pool become a disruption in the neighborhood. Use of the Patio would be limited to use by lodging guests from sunrise to 10 pm weekends, 9 pm weekdays.

PASSED AND APPROVED this 12<sup>th</sup> day of December, A.D. 2018, by the Galena Zoning Board of Appeals by a vote of 6 ayes, 0 nays, 0 absent, 1 abstain, 0 recused.

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John Rosenthal, Chairperson

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**MINUTES**  
**ZONING BOARD OF APPEALS**  
**NOVEMBER 14, 2018**

**CALL TO ORDER:**

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, November 14, 2018 at City Hall, 101 Green Street, Galena, IL.

**ROLL CALL AND DECLARATION OF QUORUM:**

As Roll Call was:

Baranski	Present
Bochniak	Present
Cook	Present
Holman	Absent
Jansen	Present
Nybo	Absent
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg and City Attorney Joe Nack were present.

**APPROVAL OF MINUTES**

**MOTION:** Bochniak moved, seconded by Cook to approve the October 10, 2018 minutes.

Motion carried.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

City Attorney Nack swore in all those who wished to testify at any of tonight's Public Hearings.

Cal. No. 18S-15, Applicant and Owner: Tanya Billmeyer-Finn, 104 North Dodge Street, Galena, IL 61036. Location: Parcel: 22-100-850-00, Lot 3 of Temple's Subdivision of Lot 8 in Block 21 of the Original City of Galena, Jo Daviess County, Illinois. Common Address is 104 North Dodge Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

**MOTION:** Jansen moved, seconded by Bochniak to open the Public Hearing for Cal. No. 18S-15.

Motion carried on voice vote.

Tanya Billmeyer, 104 North Dodge Street Galena stated this is a second home for her. Her primary residence is in Dubuque where she has several other vacation rentals. She would like to have permission to use this property as a vacation rental.

Rosenthal asked those in favor of the request to come forward and testify.

No one else spoke in favor of the request.

Rosenthal asked those opposed to the request to come forward and testify.

Jay Steinstra, 106 North Dodge Street Galena said he is not necessarily opposed but said he is planning to sell his home in the next few weeks and is concerned that this may negatively impact the sale or value. He doesn't know much about how vacation rentals function in Galena.

Rosenthal said the City has fairly strict rules on how they operate.

Oldenburg said there are standards that must be met. If the rental has nuisance complaints the license could be revoked. Currently there are about forty-four licensed vacation rentals and we have had no complaints.

**MOTION:** Bochniak moved, seconded by Cook to close the Public Hearing for Cal. No. 18S-15.

Motion carried on voice vote.

**MOTION:** Jansen moved, seconded by Bochniak to approve the Special Use Permit for Cal. No. 18S-15 as presented.

Discussion: Jansen reviewed the approval criteria:

**Approval Criteria & Recommendation:**

The purpose of a special use review is to provide an opportunity to utilize property for an activity, which under usual circumstances, could be detrimental to other permitted uses and which normally is not permitted within the same district. A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special use is not a use by-right and one that is otherwise prohibited without approval of a special use permit.

The application shall demonstrate that the proposed development will comply with the following:

(1) *Site plan review standards.* All applicable site plan review criteria in § 154.914. *The proposed plan meets the site plan review standards.*

(2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district; *This proposed use meets the district standards.*

(3) *Specific standards.* The land use regulations established in § 154.406; *The proposed use meets the specific standards established in §154.015, §154.403.1 and §154.406(D)(18).*

(4) *Availability of complementary uses.* Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities. *Complimentary uses are available to the project.*

(5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:

(a) *Protection of privacy.* The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants. *The proposed use will protect the privacy of adjacent properties.*

(b) *Protection of use and enjoyment.* All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property. *There is no change to the physical aspect of the existing development and therefore should have a minimal impact on the use and enjoyment of adjacent properties.*

(c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties. *The design and integration of the proposed use has no projected impact on adjacent properties regarding nuisances. The impact of the number of guests is congruent with a residential use at the site.*

**The Zoning Board of Appeals can grant, conditionally grant, or deny all applications for a Special Use Permit or an amendment thereof. If the Board would like to grant the request, a motion to draft Findings of Fact should be entertained. The Findings of Fact will then be presented for final consideration at the next Board meeting.**

As Roll Call was:

Cook	Yes
Holman	Absent
Jansen	Yes
Nybo	Absent
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 18PD-02, Applicant: Adam Johnson, 211 Fourth Street, Galena, IL 61036 and Owner: Galena Art & Recreation Center, 413 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-191-00, Lots 13, 14, 15 & 3-3/4' of Lot 16, West Side of Bench Street, D.O.R. Docket No. 85-43-20 Community Center, Original City of Galena, Jo Daviess County, Illinois. Common Address is 413 South Bench Street, Galena, IL 61036. Request for approval of Preliminary Plan to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow proposed uses.

**MOTION:** Cook moved, seconded by Jansen to open the Public Hearing for Cal. No. 18PD-02.

Motion carried on voice vote.

Adam Johnson, 411 Fourth Street Galena is representing Mark Schlenker, the potential buyer of the current ARC building. He is looking to provide an accommodation that is different to Galena. He is excited about using the entire building as a group recreation rental center. You could use the gym space for reunions or team building practices and stay there overnight as well. The south playground area would be converted to a parking area; the north playground area would be turned into an outdoor entertainment area. The pool concept is more

of a large hot tub or dunk pool but is in the early planning stages. You could sit and relax in this area rather than having the basketball courts. It would not be your typical pool that would cause a lot of noise. The current on site activity is high. What they are proposing would not intensify the day to day use and would most likely lessen the day to day activity level. The way the building is situated there is no room at the rear for development so having use of the front space is important. They don't have a landscaping plan yet but are working with staff to develop one. This would provide a use that Galena does not currently have. This would allow continued use of the gym preserving that portion of the building.

Jansen asked about the first floor over flow bedroom.

Johnson said they were planning on having traditional rooms on the other floors but thought bunk room style accommodations might be appealing to some groups.

Baranski asked how the rental process would happen.

Johnson said the entire building would be rented out with staff from Schlenker's other property, The Victorian Mansion assisting.

Bochniak asked how serious Schlenker was about the pool.

Johnson said Schlenker thought this would be a good offering and would like the opportunity to build it. He's not sure if it is a priority on the to do list.

Bochniak asked how the pool would look from Bench Street.

Baranski asked about privacy.

Johnson said the pool would be sunk - it would be lower than the current basketball court. The historic preservation commission was inclined to not require a privacy fence as it would block the building.

Baranski said he was trying to picture a group of people using the pool, having cocktails and visiting.

Johnson said he thought adding some low landscape shrubbery to break up the area along the fence before the pool deck would be a good idea.

Cook asked if the pool area would be usable until 10PM.

Rosenthal said he thought that time limit was for noise purposes.

Baranski asked who would enforce the close time.

Johnson said the whole outdoor space would probably need to be closed at a specific hour.

Baranski said the necessary parking area would seem to be determined by the maximum number of people allowed by the building code.

Bochniak asked about the term entertainment.

Johnson said they were thinking about offering the space for cooking or crafting classes. The only outdoor entertainment would be the lounge area. There would be no area outside for basketball or other games.

Bochniak said if this was approved by Zoning and the City Council and there was no onsite liquor license could guests still bring their own in.

Oldenburg said renters could bring in their own alcohol like a vacation rental.

Cook asked about potential grilling areas.

Johnson said that hadn't really been determined. They would like to have a space, but parking requirements may take precedence. Developing the parking will be expensive. They want to keep it away from the building to avoid foundation issues, but the grade drops off 36-38 inches so removing material and creating the parking is challenging.

Cook asked how many parking spots were available on the south side.

Johnson said four.

Baranski said all on-site parking requires backing out on to Bench Street.

Cook said this is the case most anywhere on Bench Street.

Rosenthal said the request really is for a hybrid vacation rental. Other vacation rentals on Bench aren't even required to have off street parking.

Dave Decker, 413 South Bench Street Galena is Director of the Galena ARC. He said it is very exciting to have a buyer for the building so soon after its listing. Schlenker has been wonderful to work with. If the sale goes thru Schlenker has agreed to be flexible as to when the ARC will need to vacate the building and he has offered use of the gym during the week when space is tight at their new facility. The building has only had three uses in its 100 plus years of existence – the past 50 as the ARC. Change is always difficult, and he appreciates open mindedness when looking at the application.

Rosenthal asked if the gym is still used for basketball.

Decker said it is basically a practice gym. It is so difficult for spectators to access the gym that games and tournaments are held at Galena public school facilities.

Rosenthal asked those opposed to the request to come forward and testify.

John Carey, 501 South Bench Street Galena said he has lived next door to the ARC since purchasing their home in 2005. At the time it was a duplex, but they are converting it back to a single-family home. They love hearing the children at the school which is different than hearing people having cocktails while lounging around a pool. They are concerned about the change of use from a school to, for all practical purposes, a hotel that would be open 24 hours a day, 365 days a year. They are worried about parking for the seven bedrooms. This requires seven parking spots, a manger space, an ADA spot as well as a loading zone for deliveries. The plan shows three spaces which includes an ADA spot. Parking really hasn't been an issue with the ARC - people are coming and going and school buses are unloading all in front of the building. The new plan has vehicles backing onto Bench Street and the potential of large delivery trucks. There are no buffer zones or screening – virtually no landscaping. Having a liquor license, a pool and lounge area doesn't seem compatible. Are there plans for fire escapes. Is there true ADA access? A PUD requires 5 acres; this shows they have .69 acres and really the amount of usable acreage is about a third of that – maybe a quarter of an acre.

Bochniak asked what his feelings would be if the building was converted to condos with no pool.

Carey said that was what everyone was thinking. This seems to be a stand-alone party destination.

Baranski asked Carey what he thought an appropriate use for the building would be.

Carey said it could be a museum, a professional building, a community center, but he realizes ADA access is an issue.

Baranski said if this was approved and the ordinances were enforced by the City would he still have a problem with the use.

Carey said the pool is not in keeping with Galena. The potential new owner makes his living as a professional party provider. He has concerns. He thinks it is possible for the use to be managed and he trusts that the City would enforce the regulations. He said Oldenburg indicated that the City is not interested in having a frat house type facility. He does know that selling this type of building is not an easy thing. It appears the presented plan is not very well developed.

Dennis Dunton 407 South Bench Street, Galena said he has the right side of a duplex just North of the ARC. His neighbor is Roger Karsk at 409 South Bench Street. They are the first building to the right of the ARC. Dunton has owned his property for fifteen years. He and his neighbor have two concerns. The first is parking. The ARC has been a great neighbor, but parking is an issue in this area. When you add seven housing units but only three parking spaces there are going to be problems. Backing onto Bench seems a problem – there is no turnaround. The second concern is toward the pool. This goes against everything that is Galena. An outdoor entertainment venue seems more appropriate for East Dubuque. He wants the ARC to have a new larger facility. He suggests that the new owner convert the building into something akin to an artist's center. Our community has a wonderful relationship with artists and area artisans could lease space for their needs. This would be a magnet to the community and would generate sales. He believes developing the space into condos would also be fine.

Rosenthal said if this was an arts center you would still have artists and consumers looking for parking spaces.

Dunton said artists would need parking but most visitors to Bench Street walk it so that would be less impactful than what is being proposed.

Baranski said that use was recently filled with the newly opened arts center on Summit Street. If the building were used for condos it is likely the entire building would be converted resulting in many more than seven units possibly double that number which in turn increases the parking needs. He asked Dunton if pool were removed would the request be okay.

Dunton said the pool is the most objectionable portion of the request but if people can sit outside until all hours of the night consuming alcohol that is problematic too.

Baranski and Rosenthal asked about ordinances concerning noise.

Oldenburg said that would be a general disturbance issue and noise complaints are handled by the police.

Rosenthal said this would not be any different than any Galena resident having a gathering with the potential for alcohol and noise.

Ilisa Farrell 505 South Bench Street, Galena said she has had owner ship of this property for thirty-two years. She is in the process of retiring after thirty years in real estate. With the exception of the ARC it is a residential neighborhood. There is very little off street parking so most residents park on the street. As a proposed PUD

there is not the required necessary acreage. Parking is a problem with this development. She feels if this were developed as condominiums you would still only have seven or eight units in the entire building because each unit would have a kitchen, bathrooms, living spaces etc. and the building would have common spaces and hallways. If the pool was not built the outside area could be differently configured for more parking. When people own their space, they have a vested interest in how things are taken care of which is different than having the building as a rental. Having entertainment at this venue means all different kinds of things to this residential neighborhood. Trying to lump this into a PUD just because there is no other appropriate category doesn't seem to fit.

Bochniak asked would there be concerns if a church wanted to use the building.

Farell said she has a church on the other side of her duplex and knows what a church brings.

Bochniak said this type of building will probably have issues with parking and noise no matter what new use is developed.

Baranski said this area really isn't a neighborhood – there are plenty of other uses – the ARC, churches, the library, Turner Hall, the back of Main Street restaurants.

Farell believes condos would be a much better use for the building.

Diane Checckin 414 South Bench Street, Galena lives directly across from the ARC. She and her husband have been residents of Galena for over thirty years. There have been increased parking issues in the area due to the recently approved vacation rentals. The parking demands would only increase due to the use and needs of this proposal. A PUD under five acres requires buffering and mitigation of any adverse effects to neighboring properties. She cannot say enough about her negative feelings toward the pool - large groups can cause a number of problems. This is not the highest and best use for this property.

Christy Wheatley 518 Hill Street, Galena said she is here tonight for her own concerns but also for a friend who lives on Bench Street. Of course parking will become more of an issue as will noise. The idea of a pool in front of the building seems to be asking for trouble. It seems many aspects of the project have not been very well thought through.

Rosenthal asked if Johnson wished to respond to the objectors.

Johnson said he certainly appreciates the feedback provided by the neighbors. The term outdoor entertainment space is a zoning term and he agrees that the neighbors' quality of life needs protecting from detrimental and adverse activities. Would the 10PM end time solve this - he's not sure. The property would be managed by off-site staff from the Victorian Mansion. Is that enough for the neighborhood – that's up to them. Small Inns are managed the same way. No matter what is done with the building parking is going to be a problem. It's easy to think converting to condos would be a sure thing. You would need to destroy the third-floor gymnasium and probably need to seek historic funding to make a full-blown conversion financially feasible. You will still have parking issues and you would want to create some type of outdoor area for residents to use. Would this still be a concern to the neighbors. Converting to commercial space could be even more challenging. Trying to create a use where the gym is retained still seems a viable option.

Bochniak asked if Johnson thought it would be wise to take a step back and meet again with the owner to get a more concrete plan developed.

Johnson said he is not sure what the timeline is for the sale. He said he would like to hear what the Zoning Board has to say and how this impacts the plans.

Rosenthal asked for a motion to close the Public Hearing.

**MOTION:** Jansen moved, seconded by Bochniak to close the Public Hearing for Cal. No. 18PD-02.

Motion carried on voice vote.

**MOTION:** Baranski moved, seconded by Jansen to approve the request with conditions for Cal. No. 18PD-02.

Discussion: Baranski said this is a very difficult situation. When he heard ARC was moving he was concerned about the building's future. Conceptually there are good parts to the application but there are some bad as well. He has four points:

1. First because it is a small PUD, the Planned Unit Development ordinance was created because there are many unique properties in Galena and we need different tools to address those properties and yes bufferyarads are important. This is only the preliminary plan approval – the Zoning Board would need to approval a final plan.
2. Baranski feels it is a bad idea to not have an on-site manager. Turning a building of that size over to whomever is not a good idea. Having a manager present is essential to maintaining oversight.
3. The pool is not a good idea. He would probably deny that.
4. He agrees with Oldenburg's recommendation to convert the proposed pool area into additional parking if possible.

Jansen concurs. He's not sure if a manger needs to be onsite always during rental but the pool does not belong. Any extra off-street parking that can be created should. The entire downtown area has parking issues. His biggest concern is that this building will have the same fate as that of St. Mary's School. It could sit unused and deteriorate for years which will have a negative impact on neighboring properties. He applauds the ARC for moving to the new site. It will be a wonderful facility. It's not necessarily the City's responsibility to ensure that old buildings have a constant use. He wants it to have a new life, but he's concerned about the potential of it being used as a party house. We need to put in some safeguards to protect the City.

Baranski said he did think about converting it to condos but that is a multi-million-dollar project. Does Galena have a demand for condos?

Jansen said the former high school on Prospect Street sold to a developer for about \$56,000. They then converted to condos. Owning an empty building still requires physical upkeep and financial burden.

Rosenthal said the St. Mary's building has been sitting empty rotting away since 1974.

Bochniak questioned interior restrictions on times for basketball and other activities. If there was going to be a play, musical, concert or even a group of musicians out for a reunion are we looking to restrict that type of noise.

Baranski said it would seem no different than if a group of people were at a private home. If there are complaints the police would respond telling them to quiet down.

Bochniak asked Oldenburg about the definition of entertainment.

Oldenburg said we have definitions for indoor and outdoor entertainment whether it is commercial or if the public is invited or private.

Rosenthal asked what the intent was for entertainment at this site.

Baranski said with a PUD we can pick and choose what seems appropriate to the area and property. He shares the concern of the neighbors for activities such as large frat style gatherings. But how do we restrict it. The application indicates twenty people. Does this mean twenty people in the entire building at one time. There is a building code calculation for how many people are safely allowed in that space.

Oldenburg said the primary purpose of a PUD is to determine what types of land use would be allowed on the site. The accommodations occupancy determines how many people are allowed for such uses as basketball or plays. This should be catered toward the total occupancy of the group renting the building.

Baranski asked as to the gym being used by ARC even after the sale. Would that be allowed.

Oldenburg said you could establish the land uses so the request could move forward. The applicant could later apply for a special use permit to allow additional types of entertainment use such as larger scale basketball use.

Rosenthal said it is very doubtful; that you would be renting out sleeping quarters while having a concert in the gym. It is also unlikely that these sleeping areas would be rented seven days a week, so you could have another activity in the building during those times. You could see families having reunions here – renting the building so everyone could be together and have use of the facilities and gym. It appears every time we have this type of request everyone starts talking frat parties and keggers and yet as far as he knows we haven't had any problems. He agrees that the pool is not a good idea and it seems the liability would be a problem for the owner. An area for people to sit and visit and possibly grill out seems reasonable. He's not as concerned about the parking. Four additional off-street parking spaces are four more spaces than are currently there. It's a good use for the building. He was a member of the last graduating class at St. Mary's in 1974 and he knows how the building looks. If the same thing happens here we are going to have many more people coming in fifteen years from now asking what the City is going to do about that falling down building. It sounds great to have a museum here but who's footing the bill. We have someone who wants to buy the building and use it. The City has the rules and the ability to limit the uses to protect the neighbors. He thinks it's a good idea – there are not a lot of uses for this type of building. If the ARC had not gotten this space 50 years ago it may not have had a use since then.

Bochniak went back to indoor entertainment. If we approve this tonight can we put restrictions on the indoor entertainment when we have the final review.

Oldenburg said the Zoning Board would recommend approval to the City Council and that would be the last time the Council would act on it unless there is some sort of appeal. This is the time the tone is set for the PUD. You could say that accommodations and indoor recreation on the third floor are allowed by right and cap the occupancy. You could say that any other indoor entertainment uses would require a Special Use Permit from the Zoning Board which means a public hearing. You could ask that the matter be continued to the December meeting although he doesn't think new testimony would be allowed.

Rosenthal said it would be nice to hear what the new owner's real intent was concerning entertainment. He doesn't want to see the gym use limited if it doesn't have to be. Yes, it will be limited somewhat due to the overnight accommodations, but he also doesn't want to have a concert on the third floor causing the neighbors to have a legitimate complaint.

Baranski said he thought the Board needed to define what would be allowed as commercial indoor entertainment. He thinks it would be beneficial to have a conversation with the developer.

Nack said right now the Board must speculate as to what the developer is looking to do. You can continue the request to the next meeting where clarification could help determine the uses.

Oldenburg said accessory uses by right, such as basketball, could be allowed. If they wanted to have things like small concerts or hypnotists for groups they would need to come back to the zoning board for a public hearing to obtain a Special Use Permit. This would be after approval of the PUD along with any necessary conditions. The Board should be able to proceed with the application for principal uses of accommodation and indoor recreation at whatever scale the board feels is appropriate.

Nack said the developer may not want to proceed if every indoor entertainment idea must come back before the zoning board and has the potential to be denied. Johnson may be able to clarify.

Baranski said he thinks the developer should come before the Board to address what it is that he has in mind. The Board can better proceed in deciding and include any necessary conditions.

Bochniak said limits on the number of persons attending entertainment type events could be determined depending on the number of overnight guests.

Baranski said he wished the Board had more information to base their decision on.

Rosenthal said if people are concerned about concerts being held there can't we just not allow those.

Nack said you could, but even something as simple as basketball could be an issue. Are the windows open, are they playing in there at all times of the day making a lot of noise. Maybe an end time of midnight would be appropriate. The problem is we don't know what he wants to do – you are being forced to guess.

Baranski asked what the most appropriate way was to get the information needed to make this decision.

Nack said you could continue the agenda item until the next meeting but there would be no new testimony as the public hearing had been closed. The Board can ask the developer for clarification as to what the intended uses are.

Rosenthal said he thinks the entertainment issue needs sorting out as well as the swimming pool.

Oldenburg asked if the board was keeping the outdoor recreation separate from indoor commercial. We have existing land uses as a guide so if you want to restrict nuisance type activities and/or hours of operation we have the tools to do so.

Bochniak asked where cooking classes would fall.

Oldenburg said that is an institutional use which is like they operate now.

Rosenthal asked if we shouldn't just continue this to the next meeting for clarification.

Oldenburg said we also need to look at the intensity as well as specific uses.

Baranski asked if you could have it read activities similar to those of the ARC.

Oldenburg said you could. As far as parking, changes of use are exempt, but parking can be addressed with the PUD.

Nack said as for the neighbors it appears alcohol use and timing of activities are a focus of concern.

Rosenthal said we don't have restrictions limiting a group of people who are gathered outside at someone's house grilling, visiting and having a few drinks. If you aren't bothering anyone it's allowed. You can't put so many restrictions on it that people won't want to come and stay.

Baranski said he just doesn't think it's possible to determine this without the developer coming to us with more specifics on what it is he wants to do.

Nack said someone would need to make a motion to continue.

**MOTION:** Bochniak moved, seconded by Baranski to continue the request for Cal. No. 18PD-02 until the December 12 meeting to clarify with the applicant the recreation and entertainment land uses that are proposed, the proposed hours and the proposed occupant load for those uses.

As Roll Call was:

Nybo	Absent
Baranski	Yes
Bochniak	Yes
Cook	Yes
Holman	Absent
Jansen	Yes
Rosenthal	Yes

Motion carried.

**NEW BUSINESS**

None

**WORK SESSION**

None

**OTHER BUSINESS**

None

**PUBLIC COMMENTS**

None

**MOTION:** Bochniak moved, seconded by Jansen to adjourn the meeting at 8:35 pm.

Motion carried on voice vote.

Respectfully submitted by  
11-14-2018

Deb Price  
Zoning Board Secretary

**MINUTES  
ZONING BOARD OF APPEALS  
DECEMBER 12, 2018**

**DRAFT**

**CALL TO ORDER:**

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, December 12, 2018 at City Hall, 101 Green Street, Galena, IL.

**ROLL CALL AND DECLARATION OF QUORUM:**

As Roll Call was:

Baranski	Present
Bochniak	Present
Calvert	Present
Cook	Present
Jansen	Present
Nybo	Present
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg, City Attorney Joe Nack and Zoning Secretary Deb Price were present.

**APPROVAL OF MINUTES**

**MOTION:** Bochniak moved, seconded by Cook to approve the November 14, 2018 minutes.

Motion carried.

**UNFINISHED BUSINESS**

Cal. No. 18S-15, Applicant and Owner: Tanya Billmeyer-Finn, 104 North Dodge Street, Galena, IL 61036. Location: Parcel: 22-100-850-00, Lot 3 of Temple's Subdivision of Lot 8 in Block 21 of the Original City of Galena, Jo Daviess County, Illinois. Common Address is 104 North Dodge Street, Galena, IL 61036. Request for Special Use Permit to allow Accommodations, Vacation Rental in the Low Density Residential District.

**MOTION:** Jansen moved, seconded by Baranski to approve the Special Use Permit for Cal. No. 18S-15.

As Roll Call was:

Bochniak	Yes
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Calvert	Yes
Cook	Yes
Jansen	Yes
Nybo	Abstain
Baranski	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 18PD-02, Applicant: Adam Johnson, 211 Fourth Street, Galena, IL 61036 and Owner: Galena Art & Recreation Center, 413 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-191-00, Lots 13, 14, 15 & 3-3/4' of Lot 16, West Side of Bench Street, D.O.R. Docket No. 85-43-20 Community Center, Original City of Galena, Jo Daviess County, Illinois. Common Address is 413 South Bench Street, Galena, IL 61036. Request for approval of Preliminary Plan to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow proposed uses.

**MOTION:** Baranski moved, seconded by Bochniak to re-open the Public Hearing for Cal. No. 18PD-02.

Motion carried on voice vote.

City Attorney Nack swore in all those who wished to testify at any of tonight's Public Hearings.

Adam Johnson, 211 Fourth Street Galena said after last month's meeting they focused on four areas of concern:

1. The dipping pool. This aspect is important to the proposal. For the owner to have the ability to install the dipping pool means having something that is currently not available in Galena. If the pool is not approved he will still want to have an exterior patio and lounge area on the north side. There are no plans to install additional parking here.
2. On site manager. During overnight use staff from Schlenker's other business, Victorian Mansion, will be available. An overall video surveillance system will be installed that can be viewed at the Mansion. The applicant definitely doesn't want the guests to get out of hand nor does he want damage done to his property.
3. Event use. They have five proposed uses for the building – one of these being the dipping pool which would only be used by those staying overnight. The other four uses are: Gym use without accommodations; large gathering for tournaments, festivals, concerts; accommodations with use of entire building and accommodations with out use of building.
4. Parking was discussed in #1.

Rosenthal asked if the pool where approved what would the six-foot fence be constructed of.

Mark Schlenker, 348 Snipe Hollow Road Elizabeth said he is looking to offer high-end rentals. The dipping pool is unique – it would be about the size of the city council table. It is not a swimming pool and is more of a water feature. It would not be noisy like a hot tub and the area would be a tranquil garden area to relax in. It is an elevated area and you cannot see it from ground level. He wants to get rid of the rusty chain link fence as well as the large concrete slab. If he needs a fence he will comply with historic preservation.

Johnson said there would be a hedge in front and the fence would be on the south side.

Baranski asked if they had been before the historic preservation board.

Johnson said yes.

12-12-2018

Baranski asked what they said about screening the pool.

Johnson said they would like to provide a solid fence and landscape buffering on the north side. They would like to install a hedge along the sidewalk and a metal fence around the pool for security. Preservation indicated they wanted a fence that would still allow the building to be seen from the sidewalk.

Baranski said the safety bufferzone was his concern. If the hedge and the fence provide that and historic preservation is fine, he is too.

Oldenburg said he believes it does. The ordinance provides for a combination of fencing and landscaping as bufferyard.

Baranski asked about the events per year – three events per year with as many as 100 persons. What is the occupant load of the building? Is this a reasonable number?

Building official Jonathon Miller who was in attendance addressed this. Miller said without running the square footage he thought 100 persons was reasonable.

Rosenthal said in recent use there probably weren't that many people on site at one time.

Oldenburg said in the past pageants and recitals have had that many in attendance.

Schlenker said these types of events are not meant to be money makers but to provide something for the community or offer a philanthropic event. When he referred to three he was thinking three of any event – concerts, plays, tournaments, etc.

Baranski said he is also trying to get an idea about events that would have smaller numbers attending.

Schlenker said he wants to use the building as it was designed and if the use needs to be more defined he is fine. He's not planning on having tournaments every week.

Baranski read the use description as provided by the applicant:

Use of the building for a festival event such as a sports tournament, music event, theater event, or other social gathering or event which may occur over a weekend, up to 3 events a year. These events may gather a large groups of people, as many as 100. These events will be planned and scheduled events such as a recital or a theater performance. Or, an event could be a sporting tournament in which teams gather for a series of games. Or, an event could be a graduation from a group or class, an anniversary party, or other similar large, celebratory party.

Schlenker said he was probably thinking three events outside of sporting events. Sports usage is pretty much the norm right now as the schools are short of space. It's almost like an open gym.

Baranski said it appears the applicant has a clear vision as to what needs to happen for the development to succeed, but he's not exactly sure.

Rosenthal said it is like an open gym - there are sports practices going on all the time as well as other small events.

Bochniak said he thought 100 persons for a single event seems reasonable.

Oldenburg said for assembly occupancy standards temporary seating means seven square feet per person. You would need 700 square feet for 100 people. The gym alone has 3,700 square feet.

Bochniak asked if there was a limit to the number of persons who could use the lounge or gym if they were staying overnight.

Johnson said if a group of people were staying overnight they could use the inside building space all day.

Schlenker said as for on site management he does not want to have someone staffed there all day. He knows what kind of red flags to look for when someone is booking or when they are arriving. He always has someone near address any concerns. He does not want issues.

Baranski read from the proposed uses provided by the applicant:

Proposed pool in Patio will be allowed by Special Use Permit and will be subject to the Special Use review process and may be revoked in the future should use of the pool become a disruption in the neighborhood. Use of the Patio would be limited to use by lodging guests from sunrise to 10 pm weekends, 9 pm weekdays.

Baranski said if the pool and patio area are an issue the use could be revoked.

Schlenker said he was amenable to that.

Bochniak asked how deep the pool would be.

Schlenker said about three feet to four feet.

Cook said lodging with gym use had a maximum capacity of twenty persons. What's the capacity if a group is not using the gym.

Schlenker said the maximum use is twenty persons is pretty much the max regardless of whether they are using the gym or not.

Cook said due to bulk standards pools are not allowed in front yards in residential districts.

Oldenburg said approval would mean a deviation from the typical bulk standard, so you would need to see if there were some benefit to the community in order to allow. Is the dipping pool integral in moving the development forward?

Schlenker said the elevation of the pool area means it really won't be visible.

Baranski said for some neighbors it will be.

Oldenburg said you could also reference historic front yard setbacks along Bench Street are about five to ten feet off the street so technically the pool would be out of the front yard.

Schlenker said this is a unique plan for a peaceful and relaxing area to experience a historic building.

Nybo asked how he would be marketing the basketball tournaments.

Schlenker said he would probably look at junior high/middle school teams from Iowa farm communities and the quad cities as well as inner city schools so he can create an atmosphere where students who normally would not interact would be able to come together. This building has a pre-‘Hoosier’ feeling to it. He wants people to come to Galena, study our community, take historic field trips and be able to participate in sports and recreational activities. This building is an asset to the surrounding area.

No other testimony in favor of the request was presented.

Rosenthal asked those opposed to the request to come forward and testify.

Nick Hyde, 1429 Elm Street Galena said he was representing some adjacent property owners and specifically John Carey. They are not opposed outright to the development but to certain aspects of it. The main concern is the pool as allowing it would be a deviation from the standards. It is not an integral part of the request nor is there a benefit to the community and there are historical and safety issues associated with the pool. If the water structure was not built this area could be used for parking. Seven guest rooms mean seven parking spaces, an ADA space and an employee/manager space - four spaces aren't enough. Using the pool area for parking allows the property to be used appropriately and eases parking demands. This facility is different than a vacation rental. With the ability to rent to twenty people it is more for party groups than family rentals and should have an onsite manager. The idea of using this for festivals and other events still needs clarification. School type events and sporting tournaments are amenable to the neighbors, but other events would be questionable and could become an issue.

Baranski asked if opposition to the pool would lessen if they knew there would be a one-year review to address any issues.

Hyde said the pool will be expensive to install - maybe the developer should reserve an area for the pool in the lounge and garden space and then any issues with that area can be addressed before the pool goes in.

Baranski said the pool will be expensive and it appears the owner would be very diligent in making sure things go well.

Hyde said the neighbors would welcome the one-year review, but they want the zoning board to realize that this is a substantial deviation.

Ilisa Farrell, 505 South Bench Street Galena said some of her questions had been answered by the applicant. She still is concerned about overnight parking for twenty guests and three spots plus an ADA space just doesn't seem like enough. Many residents in this area do not have off street parking and rely on street parking. She questioned how many rooms the Victorian Mansion has that warrants an on-site manager but the potential for twenty guests does not. This large seven room facility should require on site supervision. When activities are happening at ARC there are personnel on site. Looking at the property and the buffers to the south there is only about three feet – a sidewalk - between the building and the neighbor's property. It is pretty much the same on the north side. Where is the buffering going to go?

John Carey, 501 South Bench Street Galena has concerns with the buffering. The criteria indicate that all negative impacts on neighboring property would be mitigated to the greatest extent. There have been no problems with the ARC but with the proposed commercial use they would like to see some buffering, screening and landscaping. He is concerned about self-management of a 14,000 square foot building doesn't seem reasonable.

Rosenthal asked the applicant if they would like to address any of the objector's concerns.

Schlenker said the noise created by a few people sitting by the dipping pool will be far less than that created by a group playing basketball as it is now as well as children playing all day. There are events all over town that create parking issues so providing four off street parking spaces will certainly help the area. While as many as twenty people can rent at once he anticipates that typically it will be ten or twelve persons and who could all be together but may not be. If he has a large group he will certainly be monitoring them and there are times when he knows he will have to have someone on site, but it's not financially feasible to always have someone there.

Baranski asked about supervision for daily events like gym activities. During tournaments it would seem you would need the organizer or someone in charge of the event to be present.

Schlenker said during tournaments and other large events someone would be there.

Rosenthal said someone would need to be present to lock up the gym and pool area.

Schlenker said the pool and patio would be an outside area where people can relax and use the grill. People cannot splash around and jump in the dipping pool. He's not sure how including the pool will add more noise to the area than if it was only the patio and garden area. How different is his proposal than having people in a front yard or on a porch at your home?

Baranski said the addition of alcohol can always influence these situations.

Johnson said to the north there would be buffering. The HPC wanted the driveway throat to be narrow but they could install more buffering and landscaping.

Schlenker said parking on the south side will eliminate areas to lounge and visit.

**MOTION:** Jansen moved, seconded by Bochniak to close the Public Hearing for Cal. No. 18PD-02.

Motion carried on voice vote.

Rosenthal said he isn't as concerned about the noise created by people sitting around the pool as he is for the buffering for those who must look at the pool especially to the north. The pool itself doesn't make people get loud. Parking on the south does provide some buffer. The surveillance camera is a good idea to protect both the guests and the owner.

Baranski said his motion made at the last meeting was still on the table. That motion read, "Baranski moved, seconded by Jansen to approve the request with conditions for Cal. No. 18PD-02."

**MOTION:** Baranski moved, seconded by Jansen to amend his original motion to specifically include the conditions that are spelled out in items #1-5 under the proposed uses for the building for Cal. No. 18PD-02:

Proposed Uses for the building will include:

1. Use of the gymnasium for all typical gym sports, including basketball, volleyball, dodge ball, etc. and for active training or exercise classes or groups, such as martial arts or aerobics classes. Use of gymnasium may also include use of the stage for rehearsals for plays or similar activities. This may be use by renters, local groups using the gym for practices, open gym periods for public use. The ARC intends to continue some gym use. Use of music or amplifiers will be limited to levels that are not distracting from the exterior. Hours for use

will be 6 am to 10 pm all year. This use may include up to 30 or 40 people depending on the size of teams for the sport. Separate lodging use would not occur during this use, the building would be otherwise empty.

2. Use of the building for a festival event such as a sports tournament, music event, theater event, or other social gathering or event which may occur over a weekend, up to 3 events a year. These events may gather large groups of people, as many as 100. These events will be planned and scheduled events such as a recital or a theater performance. Or, an event could be a sporting tournament in which teams gather for a series of games. Or, an event could be a graduation from a group or class, an anniversary party, or other similar large, celebratory party.

3. Use of whole building by groups which will stay in the lodging and use the building facilities during that stay. This would include the use of the Gym and Lounge. There would be no day of time limit to the use of the Gym or Lounge and guests may use the facilities all night if desired as long as no outside noise disruption occurs. Use of the Patio would be limited to sunrise to 10 pm weekends, 9 pm weekdays. Lodging is limited to All year use when building is not otherwise in use

4. Lodging without use of gym limited to 20 guests. Rooms may be rented in groups or individually to separate parties. All year use when building is not otherwise in use.

5. Proposed pool in Patio will be allowed by Special Use Permit and will be subject to the Special Use review process and may be revoked in the future should use of the pool become a disruption in the neighborhood. Use of the Patio would be limited to use by lodging guests from sunrise to 10 pm weekends, 9 pm weekdays.

Discussion: Baranski said buffering to the north and east has been resolved if the HPC agrees. He also wants to keep the provision for a review of the special use permit in one year to address any issues the neighbors may be having. We've had these concerns before and it's hard to know how this is going to play out.

Rosenthal asked one year from when.

Oldenburg said he would say one year from the day this has been established as a use – the day the pool opens.

Cook asked if the review would only be for the pool.

Baranski said he is not as concerned about the noise. Over the years this area has had a lot of noise and with the proposed use after 10PM everyone would be inside. If the noise becomes excessive there is a city noise ordinance and the police would deal with these complaints just as they would anywhere else in Galena. The lodging maximum of twenty persons does involve overnight parking but for gym activities and events those cars would likely be coming and going all day and most likely clear out overnight. He realizes this is not a vacation rental but if you were to figure parking on that basis they would need five spaces - they are only two spaces short.

Jansen said currently there are three reserved ARC spaces on Bench Street and those will revert to public parking. He's comfortable with the amount of parking that will be provided. He said the listed proposed activities in #1 are consistent with the current use. He is not sure how the board regulates the three times per year 100 plus attendees for Use #2. If there are no problems and they want to come back to request more, they can do so.

Rosenthal said he thought the applicant was asking for events other than sports – that tournaments and such would be a part of #1.

Baranski said the proposed uses show tournaments as part of the requested three events to be held each year.

Bochniak asked what is meant by large group. One hundred isn't necessarily a large group. Is someone going to count?

Baranski said he thinks this is a good provision and this is what was provided by the applicant. He thinks this is a good limit to start with and let's see how it plays out.

Oldenburg said three would be allowed by right if he wants more he can come back before the board.

Jansen said the three events per year with more than 100 people attending would include sporting events. The applicant is indicating that he thought the sporting events would not be included in this count.

Baranski said we can take out the language relating to sporting events in #2:

2. Use of the building for a festival event such as a **(sports tournament,)** music event, theater event, or other social gathering or event which may occur over a weekend, up to 3 events a year. These events may gather large groups of people, as many as 100. These events will be planned and scheduled events such as a recital or a theater performance. Or, an event could be a sporting tournament in which teams gather for a series of games. Or, an event could be a graduation from a group or class, an anniversary party, or other similar large, celebratory party.

The language in parenthesis will be omitted.

Bochniak asked if the pool could be installed after the facility has been open for a year.

Rosenthal said building plans and logistics would probably make that difficult and costlier if installed later.

Baranski said he doesn't feel the dipping pool is a typically outlandish use especially with the close time. Any issues will be addressed in one year. As to setting precedent anyone wanting a pool in the front yard would have to apply for a special use permit and the merit of the request would determine if the board approved it. Each application stands on its own.

Rosenthal said this property is land locked and is different than most residential properties.

Baranski said let him fulfill his plan and give him a year to see what happens. If the neighbors say it is a disaster, then we will deal with it.

Calvert thought #2 needed to be further amended by removing the second to last sentence which refers to sporting events:

2. Use of the building for a festival event such as a **(sports tournament,)** music event, theater event, or other social gathering or event which may occur over a weekend, up to 3 events a year. These events may gather large groups of people, as many as 100. These events will be planned and scheduled events such as a recital or a theater performance. **(Or, an event could be a sporting tournament in which teams gather for a series of games.)** Or, an event could be a graduation from a group or class, an anniversary party, or other similar large, celebratory party.

The language in parenthesis will be omitted.

The Board agreed.

Baranski reviewed the approval criteria:

Approval Criteria & Recommendation:

**Zoning Map Amendment** - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

1. Whether the existing text or zoning designation was in error at the time of adoption; **Not relevant.**
2. Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.; **Does not apply.**
3. Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances; **This has been addressed.**
4. Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines; **It is conformance with.**
5. Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone; **This is true.**
6. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; **It does.**
7. Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning. **There is.**

**Preliminary PUD Plan** – A preliminary development plan application shall demonstrate conformance with all of the following:

- a. The ODP review criteria in division (B); **It does.**
- b. The applicable preliminary plat criteria in [Chapter 153](#), Subdivision Regulations; **Not applicable.**
- c. The applicable site plan review criteria in § [154.914](#); **It does meet.**
- d. The approved ODP, if applicable; Not applicable.
- e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; **It does.**
- f. For a PUD/TND District, the area of the plan is at least five acres in size or as specified in an applicable approved ODP, or as identified in § [154.301](#). **Not applicable.**

As Roll Call was:

Calvert	Yes
Cook	Yes
Jansen	Yes
Nybo	Abstain
Baranski	Yes
Bochniak	Yes
Rosenthal	Yes

Motion carried.

Cal. No. 18A-04, 18S-16 & 18V-02, Applicant & Owner: Paul Pendola, 306 South Prospect Street, Galena, IL 61036. Location: Parcel: 22-100-201-00, S 25' x 100' Lot 21, NW 25' x 40' Lot 21, SW 5' x 40' Lot 22, W 50' x 50' Lot 20, West Side of Bench Street, Galena, Jo Daviess County, Illinois. Common Address is 306 South Prospect Street, Galena, IL 61036. Request for Text Amendment to allow Artisan Studio as a land use only by Special Use Permit in Low Density and Medium Density Residential Districts; Special Use Permit to allow Artisan Studio in the Low Density Residential District; and Variance for off-street parking requirement.

**MOTION:** Bochniak moved, seconded by Cook to open the Public Hearing for Cal. No. 18A-04.

Motion carried on voice vote.

Adam Johnson, 211 Fourth Street Galena said the request is for a text amendment to allow an artisan studio by right with a special use permit in MDR and LDR. Johnson said he was surprised this use was not already allowed. This is a significant opportunity for persons with historical homes to operate a studio, after obtaining a special use permit which oversees the application and provide a nice complimentary use for these areas.

Paul Pendola, 306 South Prospect Street Galena said he is often working outside when pedestrians on Prospect Street stop to visit and inquire about his work. Many ask if they can purchase his product, but he is currently not allowed to sell from his home. The home was originally built as a grocery or candy store utilized by those living in the neighborhood or attending the former school. The use is well suited to the location. His studio would not be so much a destination but a discovery for those visiting the area.

Rosenthal asked those in favor of the request to come forward.

Anna Hemm, 226 South High Street Galena said her home is very close to Pendola's. He is a very nice, considerate neighbor and his business will be an asset to the neighborhood.

Dan Krenz, 311 Jackson Street Galena is a friend of Pendola's and sometimes helps him out. He thinks this a good idea and would have little impact on the area.

No one spoke in opposition to the request.

**MOTION:** Bochniak moved, seconded by Jansen to close the Public Hearing for Cal. No. 18A-04.

Motion carried on voice vote.

**MOTION:** Bochniak moved, seconded by Nybo to recommend the City Council approve the Special Use Permit for Cal. No. 18A-04 as presented.

Bochniak said this is a good use for this building.

Baranski said this would only be allowed only thru special use. This use is already found in these areas as some have been grandfathered in.

Discussion: Bochniak reviewed the approval criteria:

**Approval Criteria & Recommendation for Text Amendment:**

In order to maintain internal consistency within this code and on the zoning map, proposed amendments to the text and zoning map must be consistent with the purposes stated herein.

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

(1) Whether the existing text or zoning designation was in error at the time of adoption; **Bochniak and Baranski agreed that this could have been an oversight when the ordinance was written.**

(2) Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.; **Yes, there has been a change in the whole city.**

(3) Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances; **N/A**

(4) Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines; **It is in conformance.**

(5) Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone; **There is for tourism.**

(6) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; **Yes it does.**

(7) Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning. **There is a need and it is a good fit.**

**The Zoning Administrator and Zoning Board of Appeals shall make recommendations and the City Council shall take final action.**

As Roll Call was:

Cook	Yes
Jansen	Yes
Nybo	Yes
Baranski	Yes
Bochniak	Yes
Calvert	Yes
Rosenthal	Yes

Motion carried.

**MOTION:** Bochniak moved, seconded by Cook to open the Public Hearing for Cal. No. 18S-16.

Motion carried on voice vote.

The applicant indicated that his previous testimony for Cal. No. 18A-04 was applicable to this request.

No other testimony was heard for this request.

**MOTION:** Bochniak moved, seconded by Cook to close the Public Hearing for Cal. No. 18S-16. Motion carried on voice vote.

**MOTION:** Baranski moved, seconded by Cook to recommend approval for a Special Use Permit for Cal. No. 18S-16 as written contingent upon City Council approval of text amendment Cal. No. 18A-04.

Discussion: Baranski said sup's give property specific uses and he thinks this location would be a perfect spot for this type of use. The foot and car traffic make this ideal.

Baranski reviewed the approval criteria:

**Approval Criteria & Recommendation for Special Use Permit:**

The purpose of a special use review is to provide an opportunity to utilize property for an activity, which under usual circumstances, could be detrimental to other permitted uses and which normally is not permitted within the same district. A special use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special use is not a use by-right and one that is otherwise prohibited without approval of a special use permit.

The application shall demonstrate that the proposed development will comply with the following:

- (1) *Site plan review standards.* All applicable site plan review criteria in § 154.914.
- (2) *District standards.* The underlying zoning district standards established in § 154.201 through § 154.209 including the defining characteristics of the district;
- (3) *Specific standards.* The land use regulations established in § 154.406;
- (4) *Availability of complementary uses.* Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.
- (5) *Compatibility with adjoining properties.* Compatibility with and protection of neighboring properties through measures such as:
  - (a) *Protection of privacy.* The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;
  - (b) *Protection of use and enjoyment.* All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property.
  - (c) *Compatible design and integration.* All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

**The Zoning Board of Appeals can grant, conditionally grant, or deny all applications for a Special Use Permit or an amendment thereof. If the Board would like to grant the request, a motion to draft Findings of Fact should be entertained. The Findings of Fact will then be presented for final consideration at the next Board meeting.**

Baranski said the request complies with all criteria requirements.

As Roll Call was:

Jansen	Yes
Nybo	Yes
Baranski	Yes
Bochniak	Yes
Calvert	Yes
Cook	Yes
Rosenthal	Yes

Motion carried.

**MOTION:** Bochniak moved, seconded by Jansen to open the Public Hearing for Cal. No. 18V-02.

Motion carried on voice vote.

Adam Johnson said they are asking for a parking variance due to the topography of the site as there is no opportunity for off street parking and there is plentiful parking directly in front of the house.

No other testimony was presented.

**MOTION:** Bochniak moved, seconded by Cook to close the Public Hearing for Cal. No. 18V-02.

Motion carried on voice vote.

**MOTION:** Jansen moved, seconded by Cook to approve the variance for Cal. No. 18V-02 as written contingent upon City Council approval of text amendment Cal. No. 18A-04.

Discussion: Jansen reviewed the approval criteria:

**Approval Criteria & Recommendation for Variance:**

A variance is not a right. It may be granted to an applicant only if the applicant establishes that strict adherence to this code will result in practical difficulties or undue hardships because of site characteristics that are not applicable to most properties in the same zoning district. Such variances shall be granted only when the applicant establishes that all of the following criteria, as applicable, are satisfied:

- (1) *Hardship unique to property, not self-inflicted.* There are exceptional conditions creating an undue hardship, applicable only to the property involved or the intended use thereof, which do not apply generally to the other land areas or uses within the same zone district, and such exceptional conditions or undue hardship was not created by the action or inaction of the applicant or owner of the property;
- (2) *Special privilege.* The variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same zoning district;
- (3) *Literal interpretation.* The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant;

- (4) *Reasonable use.* The applicant and the owner of the property cannot derive a reasonable use of the property without the requested variance;
- (5) *Minimum necessary.* The variance is the minimum necessary to make possible the reasonable use of land or structures;
- (6) *Compatible with adjacent properties.* The variance will not be injurious to, or reduce the value of, the adjacent properties or improvements or be detrimental to the public health, safety or welfare. In granting a variance, the decision-maker may impose conditions deemed necessary to protect affected property owners and to protect the intent of this code;
- (7) *Conformance with the purposes of this code.* The granting of a variance will not conflict with the purposes and intents expressed or implied in this Code; and
- (8) *Conformance with the Comprehensive Plan.* The granting of a variance will not conflict with the goals and principles in the adopted Comprehensive Plan.

**The Zoning Board of Appeals can approve, approve with conditions, or deny requests for variances. If the Board would like to approve the request, a motion to draft Finding of Facts should be entertained. The Findings of Facts will then be presented for final consideration at the next Board Meeting.**

Jansen said the request meets all the approval criteria.

As Roll Call was:

Nybo	Yes
Baranski	Yes
Bochniak	Yes
Calvert	Yes
Cook	Yes
Jansen	Yes
Rosenthal	Yes

Motion carried.

**WORK SESSION**

None

**OTHER BUSINESS**

None

None

MOTION: Bochniak moved, seconded by Calvert to adjourn the meeting at 8:10 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price  
Zoning Board Secretary

Application for Planned Unit Development Narrative, Additional Information December 4, 2018

Planned Unit Development for St. Michael's School Building  
413 South Bench Street, Galena, Illinois 61036

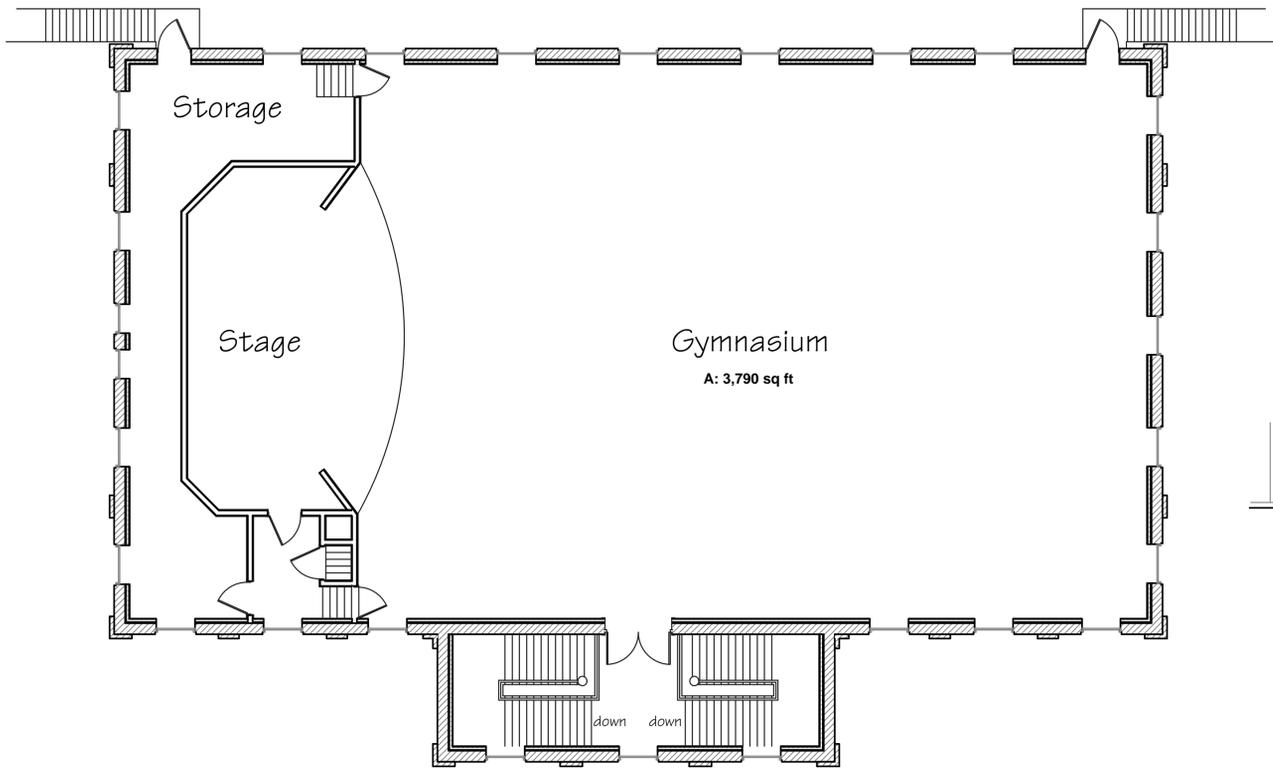
After clarification with Mark Schlenker, the pool size was greatly reduced to a dip pool or wading pool approximately 5' x 10'. This would not be a hot tub or spa but a cool water pool. The Patio area is reduced and provide with a landscaping buffer, a hedge along the street and appropriate fencing with a privacy fence along the neighbor's property line. No permanent sound system will be installed on the exterior.

Owner does not propose to have staff on site but will have staff available within a short time period to visit the site to provide services as needed. All public spaces will be monitored by video surveillance to insure the proper behavior is maintained by guests and that the property is respected. Appropriate deposits for renters or guests will be required

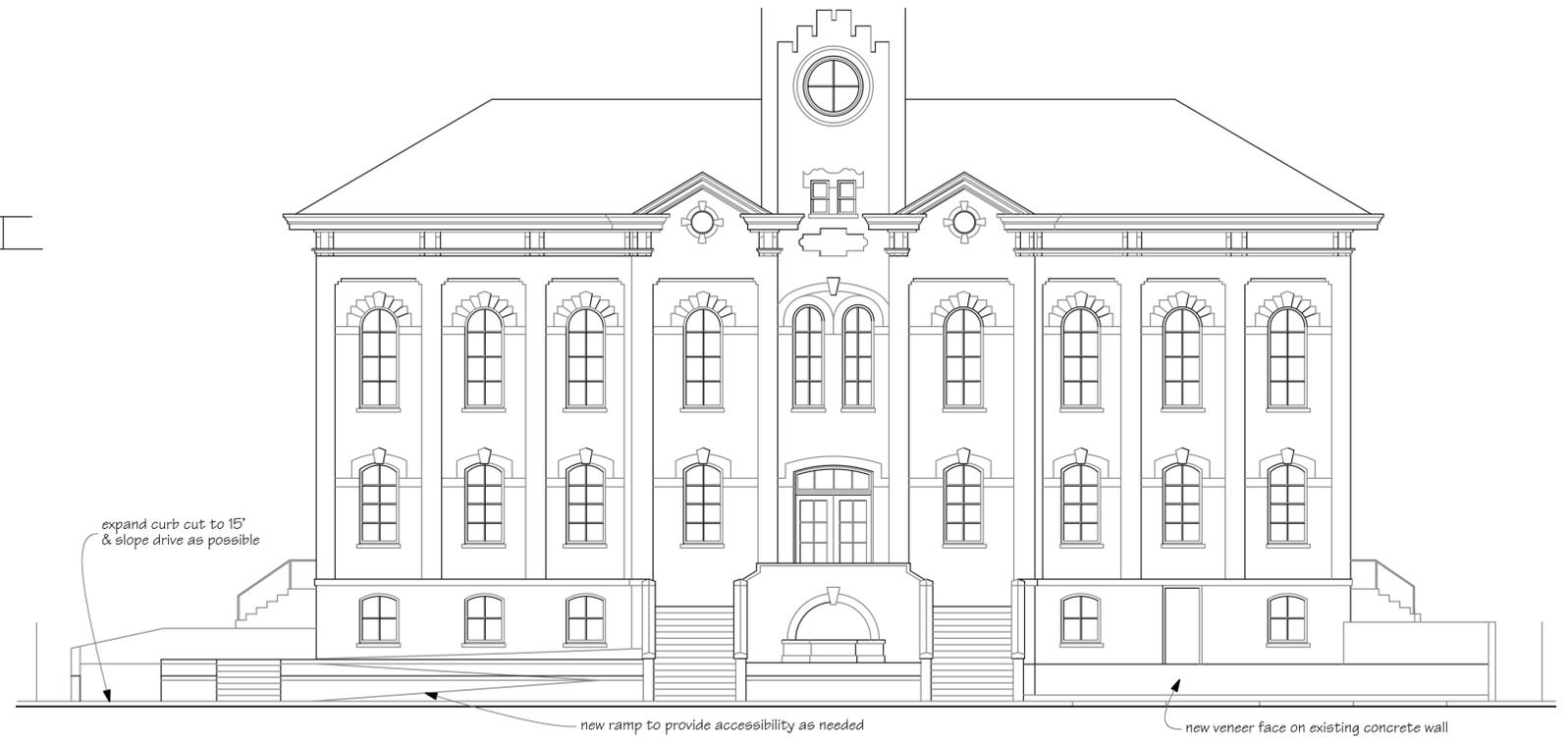
Proposed Uses for the building will include:

1. Use of the gymnasium for all typical gym sports, including basketball, volleyball, dodge ball, etc. and for active training or exercise classes or groups, such as martial arts or aerobics classes. Use of gymnasium may also include use of the stage for rehearsals for plays or similar activities. This may be used by renters, local groups using the gym for practices, open gym periods for public use. The ARC intends to continue some gym use. Use of music or amplifiers will be limited to levels that are not distracting from the exterior. Hours for use will be 6 am to 10 pm all year. This use may include up to 30 or 40 people depending on the size of teams for the sport. Separate lodging use would not occur during this use, the building would be otherwise empty.
2. Use of the building for a festival event such as a sports tournament, music event, theater event, or other social gathering or event which may occur over a weekend, up to 3 events a year. These events may gather a large groups of people, as many as 100. These events will be planned and scheduled events such as a recital or a theater performance. Or, an event could be a sporting tournament in which teams gather for a series of games. Or, an event could be a graduation from a group or class, an anniversary party, or other similar large, celebratory party.
3. Use of whole building by groups which will stay in the lodging and use the building facilities during that stay. This would include the use of the Gym and Lounge. There would be no day of time limit to the use of the Gym or Lounge and guests may use the facilities all night if desired as long as no outside noise disruption occurs. Use of the Patio would be limited to sunrise to 10 pm weekends, 9 pm weekdays. Lodging is limited to All year use when building is not otherwise in use
4. Lodging without use of gym limited to 20 guests. Rooms may be rented in groups or individually to separate parties. All year use when building is not otherwise in use.
5. Proposed pool in Patio will be allowed by Special Use Permit and will be subject to the Special Use review process and may be revoked in the future should use of the pool become a disruption in the neighborhood. Use of the Patio would be limited to use by lodging guests from sunrise to 10 pm weekends, 9 pm weekdays.

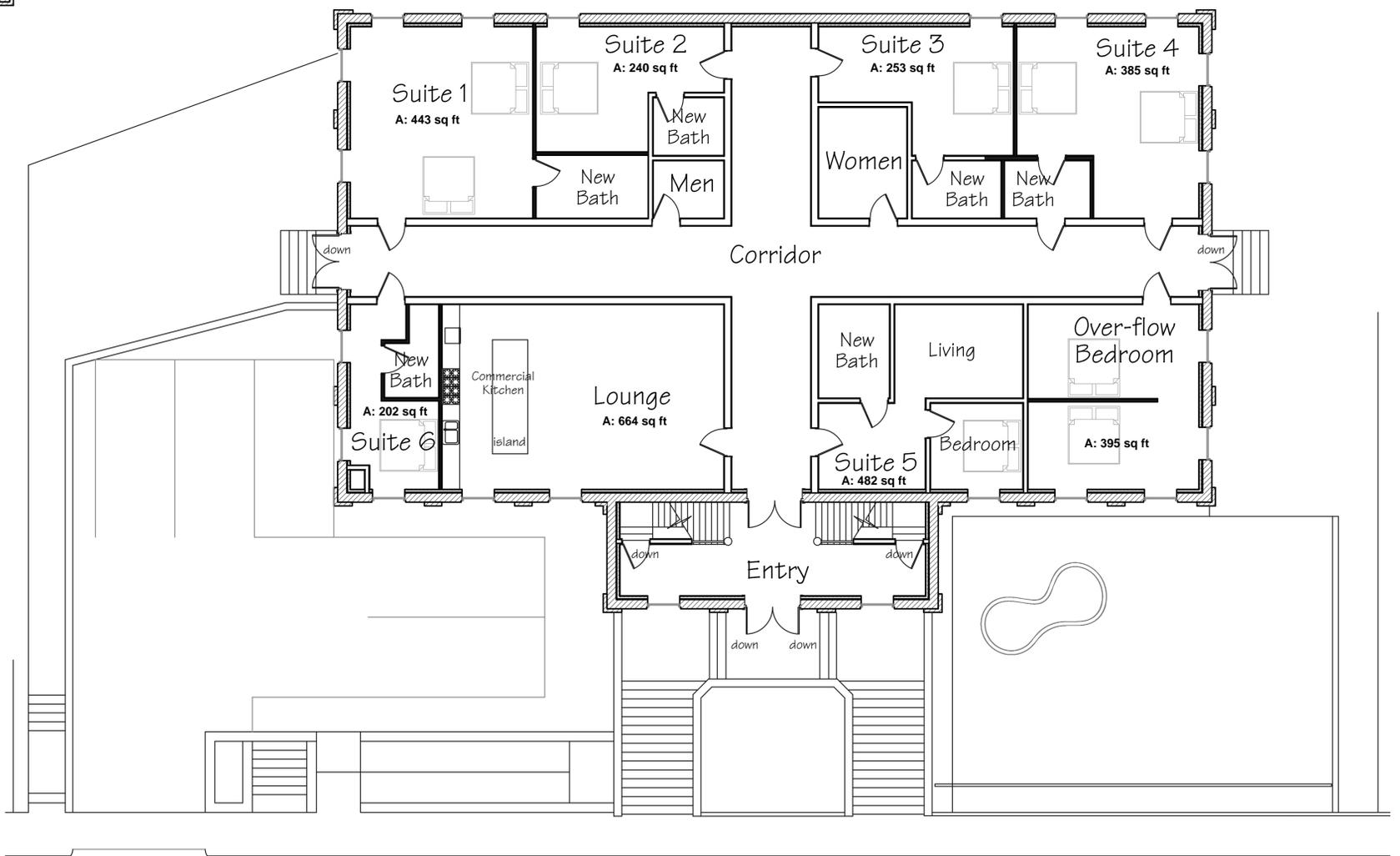




Proposed Second Floor Plan  
1/8" = 1'-0" Existing 5,545 s.f.



Proposed East/Front Elevation  
1/8" = 1'-0"



Proposed First Floor Plan  
1/8" = 1'-0" Existing 5,894 s.f.

**MEMO**

To: The Zoning Board of Appeals  
From: Matt Oldenburg, Zoning Administrator  
Date: November 9, 2018

RE: Cal. No. 18PD-02, Applicant: Adam Johnson, 211 Fourth Street, Galena, IL 61036 and Owner: Galena Art & Recreation Center, 413 South Bench Street, Galena, IL 61036. Location: Parcel: 22-100-191-00, Lots 13, 14, 15 & 3-3/4' of Lot 16, West Side of Bench Street, D.O.R. Docket No. 85-43-20 Community Center, Original City of Galena, Jo Daviess County, Illinois. Common Address is 413 South Bench Street, Galena, IL 61036. Request for approval of Preliminary Plan to rezone to Planned Unit Development for a site, with an underlying default district of Low Density Residential, to allow proposed uses.

Project Summary:

The subject property is located at 413 South Bench Street and is commonly known as the Art & Recreation Center. The property consists of approximately 0.77 acres or 30,015 square feet and is situated along South Bench Street overlooking the Downtown Commercial area. A narrative is included with locational and district maps from the applicant to describe the scope of the project for your understanding. The district map colors are explained as: orange = LDR zoning and blue = DC zoning.

The applicant is requesting rezoning of the property from Low Density Residential to Planned Unit Development for a site with an underlying default district of Low Density Residential and approval of a Preliminary PUD Plan which includes changes to land use and associated site improvements. Rezoning to a PUD is the most appropriate process to address the proposed land uses and intensity standards for the site and district. The existing site, structure and use of the property are existing, non-conforming and, unless a proposed use matched the existing use, it would be difficult to find an adaptive use allowable in the Low Density Residential district to suit the property due to its vast scale and original purpose.

As a point of reference, the existing land use on the property is Indoor Institutional with accessory outdoor recreational uses on the playground. The current intensity at the site is as follows:

1. Floor Area Ratio: 0.47
2. Daily intensity:
  - a. Summer months (10 weeks): 50 children, 12 staff, Mon.-Fri. 8AM-6PM;
  - b. Remaining months: 20 children, 7 staff, Mon.-Fri. 8AM-6PM;
  - c. Daily classes: 10-15 people, all year extending into the evenings until 8PM;
  - d. Basketball: Sunday evenings, 6PM-8PM;
3. Parking: No off-street parking, three spaces reserved on-street, day-care and classes mostly drop-offs and pick-ups on-street.

The property sits within an existing transitional area from downtown land uses to the East to residential, guest accommodations and indoor institutional land uses to the North, South and West.

Please refer to §154.301 (A), (B) and (C) for purpose, default standards and establishment of uses when considering this request. Uses will be discussed in Zoning comments below along with any deviations from default standards.

**Staff Comments:**

**Engineering:** Storm water facilities shall be demonstrated in further detail with construction drawings and may tie into existing storm drains on the site that connect to the City system. Construction drawings by qualified, licensed professionals shall be submitted for review before building permit is issued.

**Fire Prevention:** Proposed concept shall meet fire & life safety requirements. Further detail review will be held with construction documents and approval needed before building permit is issued.

**Building:** Stamped, professional construction drawings must be submitted for final review with Staff before building permit is issued. ADA compliance is required.

**Zoning:** Site plan review indicates compliance with adopted plans and policies, such as the Comprehensive Plan and does not conflict with any official map, trail or park plans of the City.

Other applicable codes to this request will be International Building Code, International Fire Code, NFPA Code, National Electric Code, ADA Code. These Codes will be reviewed upon approval of zoning processes before building permits are issued.

**Proposed land uses:**

Essentially, the applicant proposes to market the property to bring interest groups to Galena to stay at the property and use amenities such as a large kitchen, gymnasium and proposed swimming pool. Groups could include a variety of interests and demographics for a proposed maximum occupancy of 20 persons. The breakdown of uses relative to our standard table include:

1. Guest Accommodations – this proposal requests transient lodging for up to 20 persons. Based on the number of guest rooms on the floor plan, it appears to have space for 14 sleeping guests. This amount would be similar to a Small Inn. However, the applicant does not wish to have on-site supervision that would otherwise be required for a Small Inn in the LDR district. In that respect, they are asking for a hybrid of a Small Inn and a Vacation Rental. In the case of Vacation Rentals, the occupancy is determined on a basis of square footage and fire / life safety regulations. Both uses have parking requirements that will be discussed later.
2. Indoor Commercial Entertainment – it appears that the amenities of the structure would provide accessory entertainment to the guests. The applicant lists indoor entertainment on the drawings and narrative as cooking classes, sporting activities in the gym and performances on the stage. It would be prudent to identify the proposed “entertainment” activities during the hearing to ensure the use is compatible with nearby residential properties as to prevent nuisance situations.
3. Outdoor Recreation – the applicant proposes an outdoor swimming area in the North lot in the front yard. Swimming pools are not allowed in front yard areas according to the bulk standards. Additionally, outdoor recreation areas require adequate buffer yard and screening according to the Company-provided On-site Recreation land use. This land use is not allowed in the LDR district, therefore it would be a deviation from the default standards. In order to mitigate the deviation, the below language is applicable:

*(5) Deviation from development default standards. The Zoning Board of Appeals may recommend that the City Council deviate from the default district standards subject to the*

*provision of any of the community amenities listed below. In order for the Zoning Board of Appeals to recommend, and the City Council to approve, a deviation from the default district standards, the listed amenities shall be provided in excess of what would otherwise be required by this code. These amenities include:*

- (a) Transportation amenities including but not limited to: off-street trails, bike and pedestrian amenities, or transit-oriented improvements, including school and transit bus shelters;*
- (b) Open space, agricultural land reservations, or land dedication of 20% or greater;*
- (c) Community facilities or provision of public services beyond those required for development within the PUD;*
- (d) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 15 years;*
- (e) The provision of innovative infiltration or filtration techniques such as permeable pavements, rain gardens, bio-swales, French drains, or other low impact development methods such as roof gardens, rainwater harvesting systems, open water features, and vegetative buffers; and*
- (f) The provision of Green Building Code compliant structures or improved efficiency site lighting; and*
- (g) Other amenities, in excess of the minimum standards required by this code, that the City Council specifically finds provide sufficient community benefit to offset the proposed deviation.*

If the swimming area is approved, then it is recommended that the applicant be required to install a Type III buffer yard with 6' tall fence and 15' of separation distance with landscaping from the adjacent residential property. A fence is also required to surround the entire pool area per building code.

It is noteworthy that the current use of that space is an outdoor basketball court, which is also an outdoor recreation.

If the swimming area is not approved, I recommend considering that space to be a potential space for additional off-street parking.

Further Plan Comments:

Lighting and landscaping standards provided in §154.603-605 will be presented in detail for the Final PUD Plan approval. Landscaping will be required in accordance with the standards to address the added parking lot and site improvements. Parking standards identified in §154.601 will be discussed later in the review.

Performance standards provided in §154.701 through §154.713 are met; the permanent state of the development is not expected to violate performance standards listed in this Chapter.

Any signage adjustments can be administratively approved by the Zoning Administrator.

Parking requirements: Currently, there are no off-street parking spaces; there are three spaces reserved for the property on-street, in front of the building. Small Inns require one off-street space per guest room, plus one space for the manager; Vacation Rentals require one off-street space per four guests; Indoor Entertainment requires one per three guests. The proposed total occupancy is

20 persons with four off-street parking spaces (including one ADA space); the current three on-street spaces are not proposed on the site plan. Due to the uncertainty of the various group configurations, it is difficult to project the number and modes of transportation that the groups will use ranging from individual vehicles to shuttles to small buses. The parking requirement for off-street spaces will need to be relative to the proposed land uses and the number of vehicles used to bring the groups to the property.

The proposed off-street parking area meets the design standards set forth in §154.605, however, it appears to require some delicate maneuvering when looking at turning movements required to ingress and egress. This could involve backing-out into the street when exiting or backing into the lot when entering. Perhaps an alternative configuration with added spaces on the North lot could relieve this situation in the case that the swimming area does not work-out.

Approval Criteria & Recommendation:

**Zoning Map Amendment** - In determining whether the proposed zoning map amendment shall be approved, the following factors shall be considered:

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

And:

Planned unit development zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Specific benefits that would support a PUD zoning include, but are not limited to:

- (1) More efficient infrastructure;
- (2) Reduced traffic demands;
- (3) A greater quality and quantity of public and/or private open space;

- (4) Other recreational amenities;
- (5) Needed housing types and/or mix;
- (6) Innovative designs; and/or
- (7) Protection and/or preservation of natural resources.

**Preliminary PUD Plan** – A preliminary development plan application shall demonstrate conformance with all of the following:

- a. The ODP review criteria in division (B);
- b. The applicable preliminary plat criteria in [Chapter 153](#), Subdivision Regulations;  
*n/a*
- c. The applicable site plan review criteria in § [154.914](#);
- d. The approved ODP, if applicable; *n/a*
- e. An appropriate, specific density/intensity of uses for all areas included in the preliminary plan approval; and
- f. For a PUD/TND District, the area of the plan is at least five acres in size or as specified in an applicable approved ODP, or as identified in § [154.301](#). *n/a*

**Cal. No. 18PD-02**

**The Zoning Board of Appeals can recommend to the City Council, in the form of a motion, approval or denial of requests for Map Amendments and Preliminary PUD plans. If the Board would like to recommend approval of the requests, motions to approve which include pertinent facts in the cases and reasons for the recommendations should be entertained. The recommendations will then be forwarded to the City Council for final action.**

Application for Planned Unit Development Narrative

November 7, 2018

Planned Unit Development for St. Michael's School Building  
413 South Bench Street, Galena, Illinois 61036

The prospective owner, Mark Schlenker, is applying for a planned development to allow the rehabilitation of the existing building which has been the ARC Facility for the past few decades. The rehabilitation would create a multi-use center which would combine indoor entertainment and outdoor entertainment with transient lodging, the goal of which would be to create a gathering place for groups with similar interests to come together for an event, a class, a sporting event, or team reunion. Exterior improvements would include a small dip pool on the north playground and work to provide a level parking area for several vehicles to ease accessibility.

The proposed design would incorporate a Lounge on the main level with an attached commercial style kitchen which would be adequate for group cooking or classes. Other existing spaces on the main level would be remodeled into bedroom suites. Because the market would include larger groups of users not all the bedrooms would include an attached bathroom, but one bedroom would be designated as an overflow bedroom offered at a more economical rate. The Gymnasium would be maintained for use by visiting groups or as a stand alone facility for general sporting use or activities. The exterior spaces and the pool would be for transient guests only and would not be used as stand alone facilities.

The terms of use would be flexible as to length of stay and size of groups. The applicants limit use of the exterior areas to 10 pm.

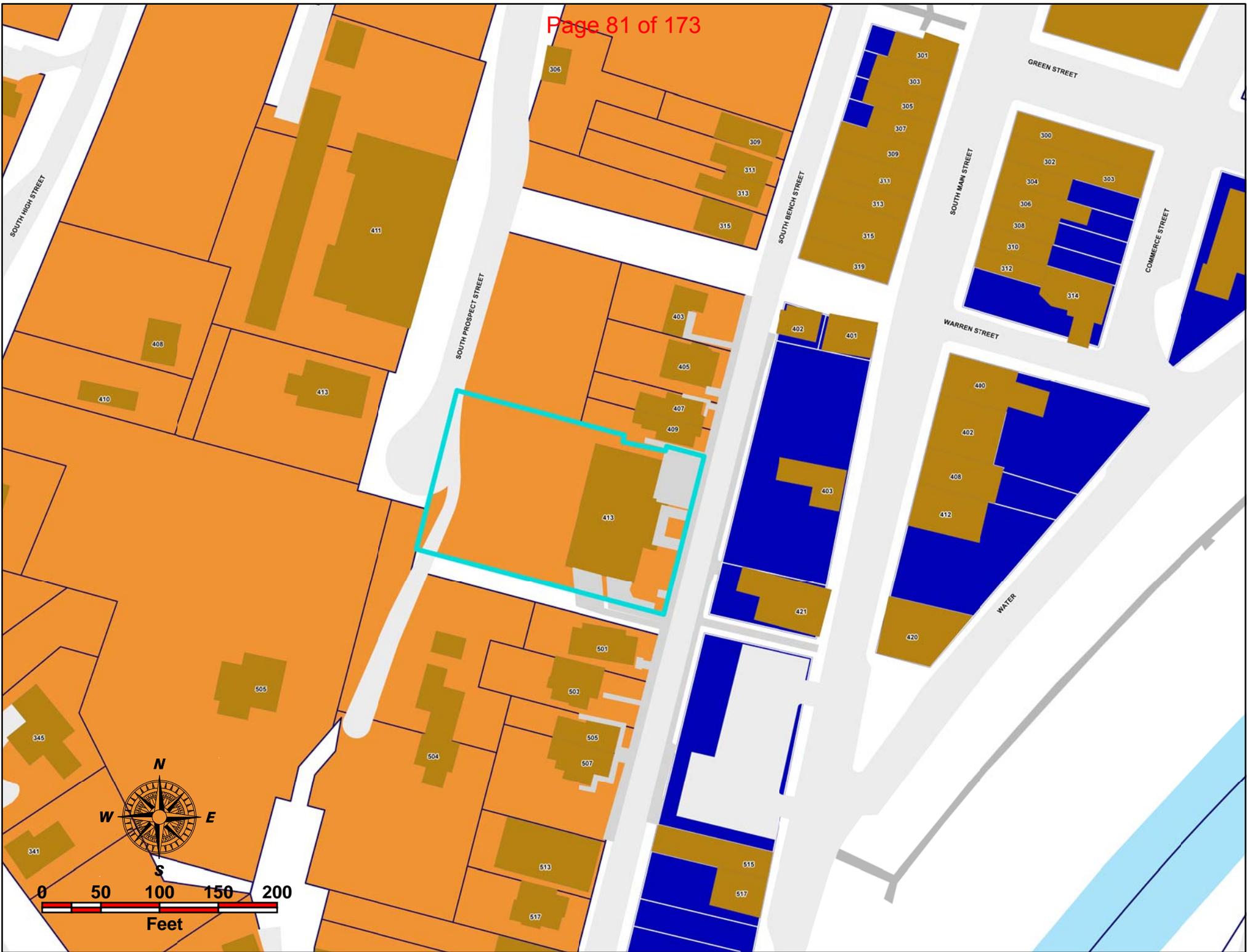
It is in the interest of the City of Galena to approve this application for Planned Development zoning because the St. Michael's School Building is an important community resource and the it is located in a prominent location in Galena. Its continued viability needs to be supported by allowing a proposed combination of uses which will rehabilitate the property into a modern, economically viable facility.

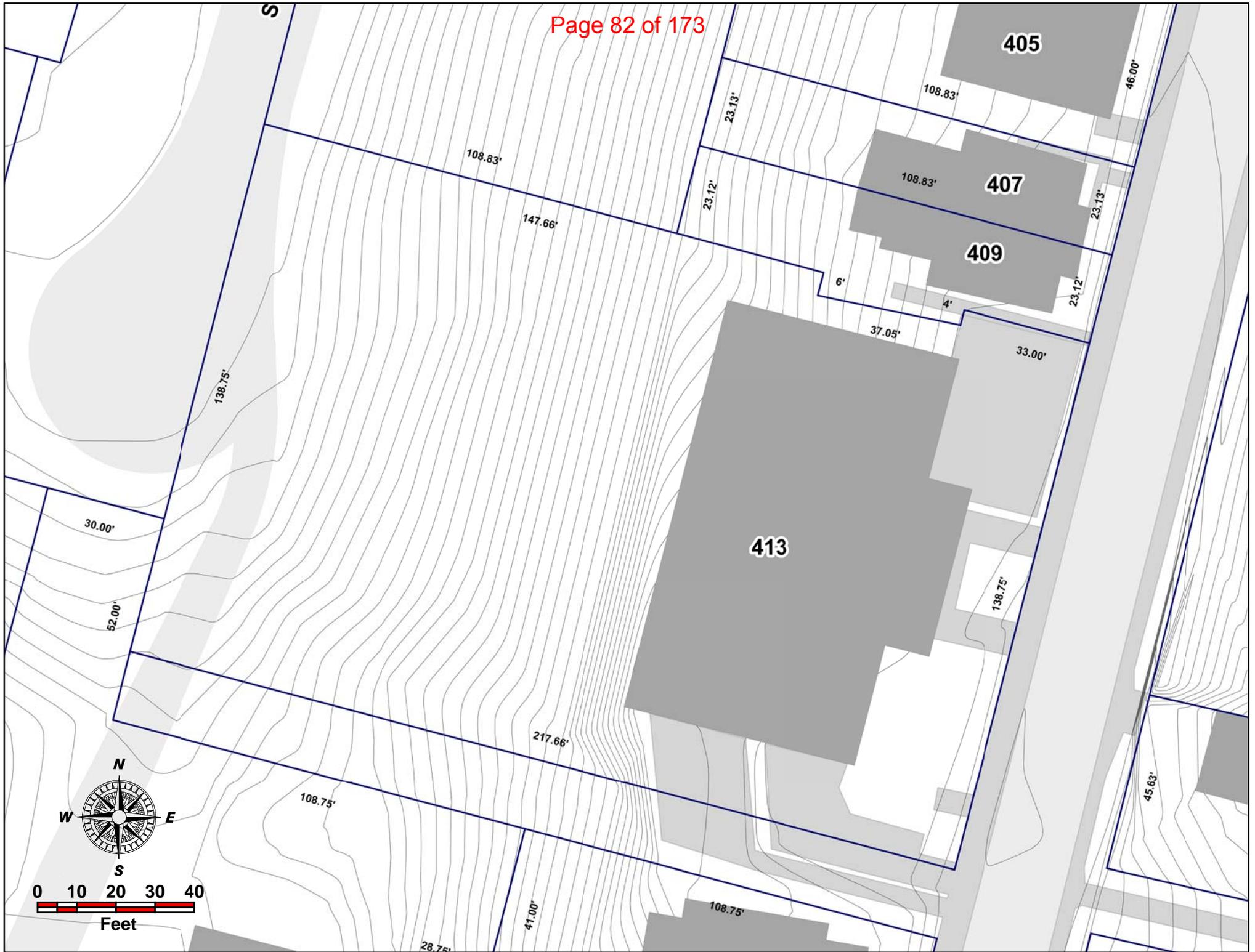
The comprehensive plan provides support for this application. The Planned Development application supports the comprehensive plan goals for the city in many ways. It supports the first goal of economic development by protecting a historic structure, maintaining a use in an existing building (for which a new use would be difficult to find considering any new commercial use would face the same accessibility and parking issues) and providing an additional public facility to support tourism and economic growth. It supports the further goal of providing additional parking. It supports the goal of historic preservation by maintaining and improving a historic property.

The Planned Development application is for a unique single-use project for which increased flexibility is desired to achieve many of the specific benefits for which a Planned Development is created, as stated in the zoning ordinance. Those benefits include reducing on street parking demands, allowing innovative design, and preserving a natural resources, the historic church building.

The Planned Development application is required for this proposal because the proposed combination of uses cannot be developed under conventional zoning. This development would be adequately buffered and adverse impacts on adjacent properties have been mitigated to the greatest extent possible. And, as stated above, the proposal is consistent with the goals and policies of the Comprehensive Plan.

This application meets all the criteria for zoning review and furthers the goals of the comprehensive plan and so should be approved.





Ordinance #O-18-\_\_\_\_

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

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

**SECTION I:** The official Zoning Map of the City of Galena shall hereby be amended to change the zoning on approximately 0.77 acres at Parcel: 22-100-191-00, Lots 13, 14, 15 & 3-3/4' of Lot 16, West Side of Bench Street, D.O.R. Docket No. 85-43-20 Community Center, Original City of Galena, Jo Daviess County, Illinois. Common Address: 413 South Bench Street, Galena, IL 61036, from Low Density Residential district to Planned Unit Development with an underlying district of Low Density Residential.

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

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

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

**SECTION V:** Passed on this \_\_\_ day of \_\_\_\_\_, A.D. 2018, in open Council.

**AYES:**

**NAYS:**

**ATTEST:**

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**Terry Renner, Mayor**

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**Mary Beth Hyde, City Clerk**

# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner, City Council and City Administrator

FROM: Matt Oldenburg, Zoning Administrator *MATT*

DATE: December 20, 2018

RE: Cal. No. 18A-04, Applicant & Owner: Paul Pendola, 306 South Prospect Street, Galena, IL 61036. Location: Parcel: 22-100-201-00, S 25' x 100' Lot 21, NW 25' x 40' Lot 21, SW 5' x 40' Lot 22, W 50' x 50' Lot 20, West Side of Bench Street, Galena, Jo Daviess County, Illinois. Common Address is 306 South Prospect Street, Galena, IL 61036. Request for Text Amendment to allow Artisan Studio as a land use only by Special Use Permit in Low Density and Medium Density Residential Districts.

### Project Summary:

The applicant has approached the Staff about opening his spoon-carving studio at his residence for the public to enjoy. He currently resides at the property, but also owns another on High Street. His intent is to keep the shop open in the basement, but to also display his spoon carvings and possibly have a studio / small residence for another visiting artist on the main level of the house. He will then reside in his other residence on High Street. The land use that best describes his proposal is *Artisan Studio*. The property is located in the Low Density Residential district and *Artisan Studio* is not allowed. As we further discussed his proposal, we were able to note other residences around town that have artists who allow the public to visit their studios and purchase items. However, this land use is not currently allowed in residential districts. It seems fitting to allow *Artisan Studio* as an allowable land use in residential districts as the use has proven to be compatible in those districts with other “grandfathered” properties existing for many years. The applicant wishes to propose an amendment to our ordinances to allow *Artisan Studio* as a land use allowed only by Special Use Permit in the LDR and MDR districts. This would be a nice feature for residents and visitors to enjoy and it also supports the Comprehensive Plan goals for our local tourism economy.

The following pages include the proposed text amendment changes. Essentially, it is proposed to allow *Artisan Studio* as a principal commercial use or an accessory residential use by Special Use Permit in LDR and MDR districts, in addition to the currently allowed districts.

At their meeting on December 12, the ZBA recommended approval to the City Council for this request on a unanimous vote by the members present.

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

**ZONING BOARD OF APPEALS**

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

**REGARDING**

**CALENDAR NUMBER:** Cal. No. 18A-04

**APPLICATION BY:** Paul Pendola, 306 South Prospect Street, Galena, IL 61036

**FOR:** Request for Text Amendment to allow Artisan Studio as a land use only by Special Use Permit in Low Density and Medium Density Residential Districts.

**PROCEDURES**

Pursuant to law, a public hearing was held by the Galena Zoning Board of Appeals regarding this matter on December 12, 2018. The hearing was advertised in an edition of the Galena Gazette, in a quarter-page sized ad, that was available to the general public between 15 and 30 days prior to the hearing. They were invited to testify if they so desired. A quorum of the Board was present at the hearing in which the subject application and materials were reviewed and all persons were heard who desired to testify.

**NATURE OF APPLICATION**

The applicant has approached the Staff about opening his spoon-carving studio at his residence for the public to enjoy. He currently resides at the property, but also owns another on High Street. His intent is to keep the shop open in the basement, but to also display his spoon carvings and possibly have a studio / small residence for another visiting artist on the main level of the house. He will then reside in his other residence on High Street. The land use that best describes his proposal is *Artisan Studio*. The property is located in the Low Density Residential district and Artisan Studio is not allowed. As we further discussed his proposal, we were able to note other residences around town that have artists who allow the public to visit their studios and purchase items. However, this land use is not currently allowed in residential districts. It seems fitting to allow *Artisan Studio* as an allowable land use in residential districts as the use has proven to be compatible in those districts with other “grandfathered” properties existing for many years. The applicant wishes to propose an amendment to our ordinances to allow *Artisan Studio* as a land use allowed only by Special Use Permit in the LDR and MDR districts. This would be a nice feature for residents and visitors to enjoy and it also supports the Comprehensive Plan goals for our local tourism economy.

The following pages include the proposed text amendment changes. Essentially, it is proposed to allow *Artisan Studio* as a principal commercial use or an accessory residential use by Special Use Permit in LDR and MDR districts, in addition to the currently allowed districts.

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

### **Testimony presented in favor of the request:**

- **Adam Johnson, 211 Fourth Street, Galena**, spoke in favor of the request. He stated that he was surprised this use was not already allowed. This is a significant opportunity for persons with historical homes to operate a studio, after obtaining a special use permit which oversees the application and provide a nice complimentary use for these areas.
- **Paul Pendola, 306 South Prospect Street, Galena**, spoke in favor of the request. He stated that he is often working outside when pedestrians on Prospect Street stop to visit and inquire about his work. Many ask if they can purchase his product, but he is currently not allowed to sell from his home. The home was originally built as a grocery or candy store utilized by those living in the neighborhood or attending the former school. The use is well suited to the location. His studio would not be so much a destination but a discovery for those visiting the area.
- **Anna Hemm, 226 South High Street, Galena**, said her home is very close to Pendola's. He is a very nice, considerate neighbor and his business will be an asset to the neighborhood.
- **Dan Krenz, 311 Jackson Street, Galena**, is a friend of Pendola's and sometimes helps him out. He thinks this a good idea and would have little impact on the area.

### **No one from the public was present to speak in opposition to, the request.**

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

- Article 4, Table §154.403.1 *Permitted Land Uses Table* sets forth the land uses and which districts they are allowed.
- Article 4, Section §154.405 (I) *General Regulations Applicable to All Land Uses* sets forth the number of land uses per building.
- Article 4, Section §154.406 (D) & (H) *Principal Commercial and Accessory Residential Land Uses* set forth the detailed land use descriptions.
- Article 9, Section §154.919 sets forth the Non-Administrative Development Review Common Elements of Procedures.
- Article 9, Section §154.920 sets forth the procedures for Zoning Code Amendment and Rezoning.

## **DETERMINATION**

Based upon the facts in this case, the Zoning Board of Appeals does find and conclude that the request by Paul Pendola for a text amendment as described above should be approved for the following reasons:

(1) Whether the existing text or zoning designation was in error at the time of adoption; *This could have been an oversight when the ordinance was written and is, therefore, considered to be in error at the time of adoption.*

(2) Whether there has been a change of character in the area or throughout the city due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.; *There has been a change in the whole city.*

(3) Whether the proposed rezoning is compatible with the surrounding area and defining characteristics of the proposed zoning district or whether there may be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new zone may generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances; *N/A*

(4) Whether the proposal is in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this code, and other city regulations and guidelines; *This amendment is in conformance with the Comprehensive Plan.*

(5) Whether adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone; *This amendment supports tourism.*

(6) Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; or *Yes, there is adequate land to accommodate this use.*

(7) Whether there is a need in the community for the proposal and whether there will be benefits derived by the community or area by the proposed rezoning. *There is a need for this use and it is a good fit for the community.*

### **RECOMMENDATION**

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

PASSED AND APPROVED this 12<sup>th</sup> day of December, A.D. 2018, by the Galena Zoning Board of Appeals by a vote of 7 ayes, 0 nays, 0 absent, 0 abstain, 0 recused.

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John Rosenthal, Chairperson

**AN ORDINANCE AMENDING ARTICLE 4, TABLE 154.403.1 – PERMITTED LAND USES;  
SECTION §154.405 – GENERAL REGULATIONS APPLICABLE TO ALL LAND USES;  
AND §154.406 – DETAILED LAND USE DESCRIPTIONS AND REGULATIONS OF  
THE CODE OF ORDINANCES OF THE CITY OF GALENA**

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

**SECTION I:** Table 154.403.1 – Permitted Land Uses of the City of Galena Zoning Code, is hereby amended as follows:

- (Additions are shown as underlined and highlighted)

**Table 154.403.1. Permitted Land Uses**

LA	CSR	LDR	MDR	HDR	NO	PO	NC	PC	GC	DC	PI	LI	HI	Type of Land Use  Principal Commercial Land Uses (154.406 (D))
					P	P	P	P	P	P	P	P	P	(1) Office
					S	S	P	P	P	P	S			(2) Personal or Professional Service
S	S	<u>S</u>	<u>S</u>		S		P	P	P	P	P	P	P	(3) Artisan Studio
						S	P	P	P	P	S			(4) Sales and Service, Indoor
									P				P	(5) Sales and Service, Outdoor Display
									P					(6) Sales and Service, In-Vehicle
	S	S	S	S	S									(7) Accommodations, Bed & Breakfast
		S			S		S	S	S	S				(8) Accommodations, Small Inn
						S		S	P	S	S			(9) Accommodations, Hotel/Motel
						S	S	P	P	P	S			(10) Entertainment, Indoor Commercial
S									S				S	(11) Entertainment, Outdoor Commercial
													S	(12) Entertainment, Adult
								S	P	S	P	P	P	(13) Maintenance Service, Indoor
									S				P	(14) Maintenance Service, Outdoor
S									S				S	(15) Commercial Animal Boarding
									P				P	(16) Vehicle Repair and Maintenance
					P		P		P	P				(17) House Tour

S	S	S	S				S		S	S				(18) Accommodations, Vacation Rental
P = Permitted by Right (See section 154.402(A)) S = Permitted by a Special Use (See section 154.402 (B))														

LA Limited Agricultural  
 CSR Countryside Residential  
 LDR Low Density Residential  
 MDR Medium Density Residential

HDR High Density Residential  
 NO Neighborhood Office  
 PO Planned Office  
 NC Neighborhood Commercial

PC Planned Commercial  
 GC General Commercial  
 DC Downtown Commercial  
 PI Planned Industrial

LI Light Industrial  
 HI Heavy Industrial

**Table 154.403.1. Permitted Land Uses**

LA	CSR	LDR	MDR	HDR	NO	PO	NC	PC	GC	DC	PI	LI	HI	Type of Land Use Accessory Residential Land Uses (154.406 (H))
P	P	P	P	P	P	P	P	P	P	P				(1) Day Care Home, Serving 3 to 12 Children
P	P	P	P	P	P	P	P	P	P	P				(2) Home Occupation, Minor
S	S	S	S	S	S	S	S	S	S	S				(3) Home Occupation, Major
P	P	P	P	P	P	P	P	P	P	P				(4) Private Kennel
P	P	P	P	P	P	P	P	P	P	P				(5) Outbuildings and Recreation Facilities
P	P	P	P	P	P	P	P	P	P	P				(6) Recreational Vehicle Storage
P	S													(7) Private Stable
S	S	S	S	S										(8) House Tour
S	S	S	S				S			S				(9) Accommodations, Vacation Rental – Single Room
<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>				<b>S</b>			<b>S</b>				<b>(10) Artisan Studio</b>
														Accessory Agricultural Land Uses (See 154.406(I))
														Accessory Recreational & Institutional Land Uses (See 154.406(J))
														Accessory Commercial Land Uses (154.406(K))
						P		P	P	P	P	P	P	(1) Company-Provided Cafeteria
					S	S	S	S	S	S	S	S	S	(2) Company-Provided Day Care
						S		S	P		S	P	P	(3) Company-Provided On-Site Recreation
					P	S	P	S	S	P				(4) Dwelling Units Above Ground Floor
						S		S	P		P	P	P	(5) Fleet Vehicle Storage
								S	S	S				(6) Light Industrial Incident to Indoor Sales
							S	P	P	S	S			(7) Outdoor Dining
							S	S	P	S				(8) Outdoor Display, Removable

									P					(9) Outdoor Display and Storage, Permanent
								S	P					(10) Outdoor Entertainment
P = Permitted by Right (See section 154.402(A)) S = Permitted by a Special Use (See section 154.402 (B))														

- |                                |                              |                        |                     |
|--------------------------------|------------------------------|------------------------|---------------------|
| LA Limited Agricultural        | HDR High Density Residential | PC Planned Commercial  | LI Light Industrial |
| CSR Countryside Residential    | NO Neighborhood Office       | GC General Commercial  | HI Heavy Industrial |
| LDR Low Density Residential    | PO Planned Office            | DC Downtown Commercial |                     |
| MDR Medium Density Residential | NC Neighborhood Commercial   | PI Planned Industrial  |                     |

**SECTION II: Section §154.405 (I) – General Regulations Applicable to All Land Uses of the City of Galena Zoning Code**, is hereby amended as follows:

- *(Additions are shown as underlined and highlighted)*

**(I) Number of land uses per building.**

- (1) No more than five nonresidential land uses shall be permitted in any building unless a special use permit for a group development is granted in compliance with §154.407.
- (2) With the exceptions of a commercial apartment, caretakers’ residences, **artisan studio** or a home occupation, no building containing a nonresidential land use shall contain a residential land use.

**SECTION III: Section §154.406 (D) – Accessory Residential Land Uses of the City of Galena Zoning Code**, is hereby amended as follows:

- *(Additions are shown as underlined)*

**(D) Principal Commercial Land Uses.**

**(3) Artisan Studio.** A building or portion thereof used for the preparation, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather-craft, hand-woven articles, and related items, as either a principal use or accessory use. A studio is used by no more than three artists or artisans.

- (a) *Regulations:* In the Limited Agriculture (LA), Countryside Residential (CSR), and Neighborhood Office (NO), Low Density Residential (LDR) and Medium Density Residential (MDR) Districts, a studio shall be used by no more than three artists or artisans.

**SECTION IV: Section §154.406 (H) – Accessory Residential Land Uses of the City of Galena Zoning Code**, is hereby amended as follows:

- *(Additions are shown as underlined)*

**(H) Accessory Residential Land Uses.**

**(10) Artisan Studio.** A building or portion thereof used for the preparation, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather-craft, hand-woven articles, and related items, as an accessory use. A studio is used by no more than three artists or artisans.

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

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

**SECTION VII:** Passed on the \_\_\_<sup>th</sup> day of \_\_\_\_\_, A.D., 201\_\_, in open Council.

**AYES:**

**NAYS:**

**ATTEST:**

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

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

# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator 

DATE: December 20, 2018

RE: Ash Tree Removal Contract

Last summer, we completed an inventory of ash trees affected by the Emerald Ash Borer. We identified 153 dead or dying trees in open City right-of-ways and City parks. On November 30, the attached request for bids for removing the trees was released to eight tree removal contractors and published in the Galena Gazette. I am writing to report the bid results and recommend a contract for removing the trees.

Bids were received from two contractors as shown in Table 1.

Table 1. Tree Removal Bid Results

Company	Company Location	Total Cost
White's Lawn Care	Galena, IL	\$121,590
Wiezorek Timber Co.	Dubuque, IA	\$214,200

Although we included all 153 trees in the bid, our Public Works Department has been removing smaller trees as time allows. They have identified 40 trees that they expect to remove by early summer. Bidders were made aware that some trees, especially those under 12 inches in diameter, could be removed from the contract. After removing these trees, the adjusted bid totals are as follows.

Table 2. Adjusted Tree Removal Bid Results

Company	Company Location	Total Cost
White's Lawn Care	Galena, IL	\$116,973
Wiezorek Timber Co.	Dubuque, IA	\$183,000

White's Lawn Care was the low bid at \$116,973. They plan to team with Cole's Tree Service to complete the project. They have suggested they would be agreeable to working on a time and materials basis to potentially save the City money on the project. One other potential savings would be to have our Public Works crew complete the turf restoration when a tree is removed. This would reduce the White bid \$10,990 to \$105,983. If the council is agreeable to proceeding

with the project, I suggest awarding the contract to White's Lawn Care on a time and materials basis of \$400 per hour with the total contract amount not to exceed \$105,983. According to the bid specifications, the contractor must complete all work by June 30.

The tree removal project is obviously a large and expensive undertaking. The proposed work is not included in the current year budget. With the contractor expecting to start work no earlier than March, our expenses would likely be incurred next fiscal year. By approving the project, we would be committing the expense to the General Fund and limiting our ability to fund other projects and purchases in the new budget year.

Please let me know if you have any questions.

## CITY OF GALENA, ILLINOIS

### Request for Bids for Ash Tree Removal, Stump Grinding, and Turf Restoration

November 30, 2018

#### Instructions, Specifications & General Information

The City of Galena is requesting bids for Ash tree removal (and some other species), stump grinding, and turf restoration as detailed below and in attached documents. Plans and specification are also available at [www.cityofgalena.org](http://www.cityofgalena.org) under Departments/Engineering/Bid Documents.

#### Scope of Work

The Work will consist of tree removal and stump removal at various locations throughout the City of Galena. The complete list of trees, sizes and locations is attached at **Exhibit A: Emerald Ash Borer Tree Damage Inventory: Summary of Results and Bid Form**. Work locations include, but are not limited to, public rights-of-way and parks. Trees designated for removal will be marked with a white painted "X" about four feet above the ground on the trunk facing the street. No trees shall be removed unless marked accordingly.

The work to be completed under these specifications includes the furnishing of all supervision, labor, materials, tools, equipment, and machinery necessary to complete the contract in accordance with these specifications. Cleanup and removal of all material resulting from such work shall be included in the prices quoted. Contractor shall exercise all necessary caution to insure the safety and protection of vehicular and pedestrian traffic, as well as all public and private property.

In no case will the blocking or closing of a public street be permitted without first obtaining approval from the Public Works Director or his designee. The Contractor shall take the necessary measures to adequately cover and protect all public and private property, in and around the area of the work to be done.

All debris resulting from tree removal activities shall be cleaned up at the end of each shift or assignment each evening before the crew leaves the work site. This cleanup operation includes the removal of any and all waste product from all pervious and impervious surfaces, generated or deposited as a result of any and all tree removal activities including, but not limited to, the hauling away of all brush trimmings, tree branches, logs, saw dust, equipment, and signs from all public and private property in and around the area of the work. The work area shall be left in as good or better condition than before the work commenced.

Contractor shall legally dispose of all waste material generated from the removal of trees and stumps in compliance with applicable local, state, and federal regulations pertaining to Emerald Ash Borer (EAB). The City of Galena will accept the mulch resulting from the grinding of the trees at the Old City Landfill located on Donegan Street in Galena. The City will also accept trunks and branches of eight-inch diameter or larger and ten feet or less in length at the Old City Landfill. The Contractor shall coordinate with the Public Works Director regarding the placement of mulch and logs at the Old City Landfill. Mulch and logs deposited at the Old City Landfill shall be the property of the City of Galena.

All material resulting from any tree removal operation that is not deposited at the Old City Landfill shall be properly disposed of and hauled away by the Contractor outside the corporate limits of the City.

The Contractor shall follow and adhere to any and all Standard Practices and Safety Requirements as set forth in the latest edition of the ANSI A 300 and Z133.1 Standards.

No vehicles of any kind shall be placed, parked or operated upon or over any unpaved area or private property at any time except as authorized by the Public Works Director or his designee

### **Damage to Property**

Any damage to existing facilities or property, either public or private, resulting from the work shall be the responsibility of the Contractor. All parkways, roadways, driveways, lawns, sidewalks, and all other items or areas, public or private, which are damaged as a result of tree removal activities, shall be restored and paid for by the Contractor, to the satisfaction of the Public Works Director or his designee.

The Contractor shall furnish an Incident Report, in duplicate, which shall be used to notify the City of any damage resulting from tree removal activities. In the event the Contractor damages any private property, the lead crew member shall complete an Incident Report. A copy shall be delivered to the City Hall within 24 hours of the incident. The Contractor shall notify the Public Works Director or his designee, immediately at the time of the incident.

In the event the Contractor damages any public property, the Contractor shall notify the Public Works Director or his designee, immediately at the time of the incident. In either case, the Contractor shall take the necessary action to correct and/or repair any and all damage; it shall be the sole responsibility of the Contractor to complete any and all repairs to the satisfaction of the City as determined by the Public Works Director or his designee.

Should the Contractor fail to take the necessary action to correct and/or repair damage caused by the Contractor within a reasonable period of time as determined by the Public Works Director or his designee, the City may, at its own discretion, complete said repairs or corrections and the Contractor shall be held liable for all associated repair costs including any and all City of Galena staff time associated with completion of this repair or correction.

### **Supervision and Scheduling of Work**

The Contractor shall consult with the Public Works Director or his designee concerning the details and scheduling of the work contemplated herein, and shall be governed by the decisions of the Public Works Director or his designee. The Contractor shall give personal attention to the work, and shall at all times have a competent foreman, superintendent, or other representative on the work site who is fluent in the use and understanding of the English language, and who shall have full authority to act for the Contractor and to receive and execute orders from the Public Works Director or his designee. Each crew shall have one designated Lead Person responsible for directing crew and following all terms and conditions of this Contract as detailed within.

**Tree Removal and Stump Removal (Removal of Dead, Dying, Diseased, Interfering, Objectionable, and Weak Trees and Stumps)**

It shall be the sole responsibility of the Contractor to coordinate with any and all other utility companies that may be in conflict with the tree removal process. Conflicts with other utility companies shall not be just cause for the Contractor to be delinquent with any removal work requirements as set forth in this Contract.

Trees in their entirety shall not be felled by the Contractor. Trunks and branches shall be removed in sections so they may be lowered safely to the ground.

The Contractor shall exercise due care at all times in removing limbs and trunks to minimize damage to public or private property where necessary. The removal of all trees is the responsibility of the Contractor, the disposal of which will be accomplished at their own expense and completed according to all laws and specifications as set forth in this Contract.

The Contractor is not expected to remove stumps if the ground is frozen when the tree is removed. For trees removed before April 1, the Contractor shall remove the stump not later than April 10. For trees removed after April 1, the Contractor shall remove the stump within ten (10) days after removal of the tree. The Contractor shall grind and remove all exposed portions of the stump and roots to a depth of not less than twelve inches (12") below the existing ground level. All stump grindings shall be removed from the property and disposed of properly by the Contractor. The hole resulting from the stumping operation shall be filled with weed free pulverized black dirt to an elevation slightly above the surrounding area. Grass seed shall be planted and covered with straw. Failure to remove said stump within the ten (10) day time frame will automatically create a breach of Contract and can be, if the Public Works Director or his designee chooses, grounds for termination of the Contract. Damages due the City of Galena of \$150/day may be assessed for each day the stump remains within the City, beyond the ten (10) day requirement.

**Structures Encountered**

The Contractor shall be entirely responsible and liable for all damages to any utility, structure, or area, including natural gas, electricity, telephone, water, sanitary and storm lines, existing structures, drains, sidewalks, curbs, fences, trees, culverts and other structures of any kind, on public and private property, which was damaged as a result of work performed by the Contractor. It is the sole responsibility of the Contractor to contact J.U.L.I.E. to identify any and all buried utilities for the purpose of completing activities include, but not limited to, stump grinding, restoration, root pruning.

**Notice of Work**

Whenever the Contractor anticipates starting work, the Contractor shall at least 24-hours previous to starting work, notify the Public Works Director or his designee of their intentions to do so.

**Protection of Work**

The Contractor shall make provisions so far as practicable at all cross streets and private driveways for the free passage of vehicles and foot passengers by bridges or otherwise.

The Contractor shall provide and maintain proper barricades, fences, signal lights and watchmen to properly protect the work, persons, animals and property against injury. The City reserves the right to remedy any neglect on the part of the Contractor as regards the protection of the work after twenty-four (24) hours notice in writing; except in cases of emergency when it shall have the right to remedy any neglect without notice, and in either case to deduct the cost of such remedy from any money due or to become due to the Contractor. The Public Works Director or his designee shall determine whether an emergency exists, and the decision shall be considered final.

In addition, all employees shall wear approved reflective gear when working within any public rights-of-way. If working on IDOT's right-of-way, Contractor must follow Standard Specifications for Road and Bridge Construction, the Supplemental Specifications, the Illinois Manual on Uniform Traffic Control Devices for Streets and Highways.

All employees shall wear required protective equipment as prescribed in the latest version of the ANSI Standard Z.133.1.

### **Change of Plans**

If the City deems it proper or necessary in the execution of work to make any alteration which will increase or diminish the quantity of labor or material or the expense of the work, such alteration shall not annul or vitiate the contract or agreement hereby entered into, nor release the labor and materials to complete the contract as altered. The value of work as added or omitted shall be added to or deducted from the amount otherwise due the Contractor, as the case may be, and the determination of such value shall be based on the rates and prices named in the contract, when such rates and prices can equitably be applied; otherwise, the value shall be determined by mutual agreement between the City and the Contractor.

### **Conditions**

1. All Work performed under this contract shall be subject to compliance with the Illinois Prevailing Wage Act, including the latest revisions and the Illinois Preference Act. Contractors are required to maintain copies of their payroll and make them available upon request.
2. The City of Galena shall be exempt from any liability for loss incurred by unsuccessful bidders in preparation for this proposal.
3. The City shall receive sealed bids to complete the proposed work until: **10:00 AM, Monday, December 21, 2018**, at City Hall, 101 Green Street, Galena, Illinois 61036.
4. All bids shall be submitted on the attached **Emerald Ash Borer Tree Damage Inventory: Summary of Results and Bid Form (Exhibit A), attached hereto and made part hereof.**
5. The City of Galena will make monthly progress payments within thirty (30) days after invoicing and acceptance of the completed work.
6. The City of Galena reserves the right to reject any or all quotes or remove items from the scope of work prior to contracting.
7. Questions concerning the project should be directed to: Mark Moran, City Administrator, at 815-777-1050 or [mmoran@cityofgalena.org](mailto:mmoran@cityofgalena.org)
8. **NOTE – All work must be completed during period: January 15, 2019 to June 30, 2019. No work will be allowed outside this period.**
9. Attachments to this bid document include:
  - a. **Exhibit A: Emerald Ash Borer Tree Damage Inventory: Summary of Results and Bid Form**



## Emerald Ash Borer

### Tree Damage Inventory: Summary of Results and Bid Form



The following tables summarize the results of an inventory of dead and dying trees in the City of Galena street right-of-ways. The inventory was conducted between August 16 and August 27, 2018. The purpose of the inventory was to document the effect of the Emerald Ash Borer on the population of ash trees, but any dead or dying tree was recorded in the inventory. Only right-of-ways with open streets were inventoried.

Species	Number	Percent
Ash	125	82%
Other	34	22%
<b>TOTAL</b>	<b>153</b>	<b>104%</b>

Trunk Diameter	Number	Percent
Under 12"	51	33%
12"-20"	67	44%
Over 20"	35	23%
<b>TOTAL</b>	<b>153</b>	<b>100%</b>

Percent Dead	Number	Percent
10-25	38	25%
26-50	30	20%
51-75	18	12%
76-100	67	44%
<b>TOTAL</b>	<b>153</b>	<b>100%</b>

Trunk Size	In Utility Lines	Not in Utility Lines
Under 12"	6	45
12"-20"	29	38
Over 20"	12	23
<b>TOTAL</b>	<b>47</b>	<b>106</b>

### Bidder Instructions

Insert your price for tree removal, grinding, and turf restoration for each tree in the far right column beginning on page 2. Enter total cost for all work on page 8. Sign and date your bid on page 8.

Completed bids should be returned to City Hall, 101 Green Street, Galena, not later than 10:00 a.m., Wednesday, December 19, 2018.

Questions regarding the bidding should be directed to Mark Moran, City Administrator, at [mmoran@cityofgalena.org](mailto:mmoran@cityofgalena.org) or 815-777-1050.



## Emerald Ash Borer

### Tree Damage Inventory and Bid Form



**BID RESULTS**

No.	Street	Nearest Address	Location Notes	Percent Damage	Trunk Size			Right-of-Way		Utility Lines?	Wiezorek Amount	White Amount
					Under 12"	12-20"	+20"	Yes	Maybe			
1	Park Avenue	908		10			X	X		No		\$ 1,004
2	Park Avenue	908		10			X	X		No		\$ 1,004
3	Park Avenue	904		50	X			X		No	City	City
4	Park Avenue	516		50		X		X		No		\$ 803
5	Adams Street	300		50		X		X		Yes	City	City
6	Third Street	310		35		X		X		Yes		\$ 1,204
7	Third Street	310		35		X		X		Yes		\$ 803
8	Third Street	310		35	X			X		Yes		\$ 602
9	Madison Street		Near RR tracks	50			X	X		No	City	City
10	Bogges Street	9810	Adjacent to cemetery	50	X			X		No	City	City
11	Bogges Street	9810		75	X			X		No	City	City
12	Bogges Street	9810		75	X			X		No	City	City
13	Bogges Street	9810		75	X			X		No	City	City
14	Bogges Street	9810		100	X			X		No	City	City
15	Fifth Street	402 Bogges		50		X		X		No		\$ 803
16	Fifth Street	520		75		X		X		No		\$ -
17	Fifth Street	505		100			X	X		No		\$ 1,606
18	Fourth Street	402	Not painted	95	X			X		No		\$ -
19	Fourth Street	401		95		X		X		No		\$ 401
20	Fourth Street	401		95		X		X		No		\$ 401
21	Fourth Street	401		95		X		X		No		\$ 1,004
22	Fourth Street	401		95		X		X		No		\$ 1,004
23	Bouthillier Street	91	Depot Park	35	X			X		No	City	City
24	Bouthillier Street	512		80		X		X		No		\$ 1,204
25	Fourth Street	2170	Blackjack Road	80		X		X		Yes		\$ 1,004

= Species other than Ash

City = Trees to be removed by the City of Galena personnel



# Emerald Ash Borer

## Tree Damage Inventory and Bid Form



**BID RESULTS**

No.	Street	Nearest Address	Location Notes	Percent Damage	Trunk Size			Right-of-Way		Utility Lines?	Wiezorek Amount	White Amount
					Under 12"	12-20"	">20"	Yes	Maybe			
26	Fourth Street	307		25		X		X		No		\$ -
27	Chetlain Lane	11661		100			X	X		No		\$ 1,405
28	Cobblestone Blvd.	100		20	X			X		No	City	City
29	Elm Street	1429		100	X			X		No	City	City
30	Elm Street	1429		100	X			X		No	City	City
31	Elm Street	1429		100	X			X		No	City	City
32	Elm Street	1429		100	X			X		No	City	City
33	Elm Street	1009		100	X			X		No	City	City
34	Bridge Street	101	Across from Blackhawk	25		X		X		No		\$ 401
35	Bridge Street	101	Across from Blackhawk	100		X		X		No		\$ 803
36	Campbell Street	1001		10		X		X		Yes		\$ 1,204
37	Campbell Street	1001		10		X		X		Yes		\$ 1,204
38	Campbell Street	1001		10		X		X		Yes		\$ 1,204
39	Campbell Street	1001		10			X	X		Yes		\$ 1,204
40	Campbell Street	1001		10		X		X		Yes		\$ 1,204
41	Campbell Street	1001		10		X		X		Yes		\$ 1,204
42	Campbell Street	1001		10		X		X		Yes		\$ 1,204
43	Campbell Street	1001		10		X		X		Yes		\$ 1,606
44	Fulton Street	926		50	X			X		Yes	City	City
45	Field Street		Rec Park	80			X	X		No		\$ 1,204
46	Field Street		Rec Park	80		X		X		No		\$ 1,004
47	Field Street		Rec Park	20			X	X		No		\$ 2,409
48	Field Street		Rec Park	40			X	X		No		\$ 2,208
49	Field Street		Rec Park	80		X		X		No		\$ 803

= Species other than Ash



## Emerald Ash Borer

### Tree Damage Inventory and Bid Form



**BID RESULTS**

No.	Street	Nearest Address		Percent Damage	Trunk Size			Right-of-Way		Utility Lines?	Wiezorek Amount	White Amount
					Under 12"	12-20"	" +20	Yes	Maybe			
50	Field Street		Rec Park	100			X	X		No	\$ 2,208	
51	Field Street		Rec Park	100		X		X		No	\$ 803	
52	Field Street		Rec Park (inside pool)	35		X		X		No	\$ 602	
53	Field Street		Rec Park (inside pool)	35	X			X		No	\$ 602	
54	Field Street		Skatepark	50	X			X		No	\$ -	
55	Field Street		Behind diving board	100			X	X		No	\$ -	
56	Field Street		Behind diving board	100		X		X		No	\$ -	
57	Field Street		Pool parking lot	100		X		X		No	\$ -	
58	Field Street		Pool parking lot	100	X			X		No	\$ -	
59	Jo Daviess Street	507	Above address	100	X			X		No	City City	
60	Jo Daviess Street	1814	Past address	100			X	X		No	City City	
61	Turney Street	1031	Across from address	100		X		X		No	\$ 602	
62	Turney Street	1031	Across from address	90	X			X		No	City City	
63	Ridge Street		Near abandoned house	100		X		X		No	City City	
64	Dodge Street	1037	Across from address	100	X			X		No	City City	
65	Dodge Street	1037	Across from address	100	X			X		No	\$ -	
66	Hill Street	905	Across from address	10	X			X		No	\$ -	
67	Hill Street	915	Corner of Barry and Hill	10			X	X		No	\$ 4,817	
68	Hill Street		Behind 921 Ridge	20			X	X		No	\$ 2,007	
69	Summit Street	518	Across from address	80	X			X		No	City City	
70	Summit Street	518	Across from address	80	X			X		No	City City	
71	Summit Street	518	Across from address	80	X			X		No	City City	

= Species other than Ash



# Emerald Ash Borer

## Tree Damage Inventory and Bid Form



**BID RESULTS**

No.	Street	Nearest Address		Percent Damage	Trunk Size			Right-of-Way		Utility Lines?	Wiezorek Amount	White Amount
					Under 12"	12-20"	" +20	Yes	Maybe			
72	Summit Street	518	Across from address	80	X			X		No	City	City
73	Summit Street	518	Across from address	80	X			X		No	City	City
74	Summit Street	309	Across from address	25				X		No		\$ 2,810
75	Summit Street	309	Across from address	25				X		No		\$ 2,810
76	Summit Street	309	Across from address	100	X			X		No	City	City
77	Summit Street	309	Across from address	100	X			X		No	City	City
78	Summit Street	309	Across from address	80		X		X		No	City	City
79	Washington Street	701	Across from address	100				X	X	Yes		\$ 1,204
80	West Street	107		90				X	X	No		\$ 2,810
81	Hill Street	500		50				X	X	Yes		\$ 2,007
82	Hill Street	427		25				X	X	Yes		\$ 1,204
83	Hill Street		Cemetery Park	75		X		X		No		\$ -
84	Elk Street	902		100				X	X	No		\$ 1,204
85	Elk Street	841	Down from address	80		X		X		No	City	City
86	Elk Street	841	Down from address	80		X		X		No		\$ 1,004
87	Elk Street		Cemetery Park	40		X		X		No		\$ 1,004
88	Alexander Street	950		100	X			X		No	City	City
89	Alexander Street	950		100	X			X		No	City	City
90	Alexander Street		Behind 911 Campbell	80		X		X		Yes		\$ 1,204
91	Campbell Street	901		50				X	X	No		\$ 4,817
92	Clinton Street	815		20		X		X		Yes	City	City
93	Clinton Street	815		75	X			X		Yes	City	City
94	N. West Street	428		50		X		X		No	City	City
95	Clay Street	1002		40		X		X		Yes		\$ 803
96	Clay Street	1002		10	X			X		Yes		\$ 602

= Species other than Ash



# Emerald Ash Borer

## Tree Damage Inventory and Bid Form



**BID RESULTS**

No.	Street	Nearest Address		Percent Damage	Trunk Size			Right-of-Way		Utility Lines?	Wiezorek Amount	White Amount
					Under 12"	12-20"	" +20	Yes	Maybe			
97	N. West Street	400		10			X	X		Yes	\$ 1,606	
98	N. West Street	400		10			X	X		Yes	\$ 1,606	
99	Meeker Street	726		100			X	X		No	\$ 1,606	
100	Dodge Street	502	Across from address	90	X			X		No	City City	
101	Harrison Street	430	Across from address	60		X		X		No	\$ 803	
102	Harrison Street	434	Across from address	30		X		X		No	\$ 602	
103	Dewey Avenue	760	Below address	10	X			X		No	City City	
104	Dewey Avenue	760	Below address	10	X			X		No	City City	
105	Dewey Avenue	760	Below address	10	X			X		No	City City	
106	Dewey Avenue	760	Below address	10	X			X		No	City City	
107	N. Dodge Street	408		90		X		X		Yes	\$ 1,204	
108	N. Dodge Street	408		90		X		X		No	\$ 1,204	
109	Meeker Street		Near 400 Dodge	75			X	X		No	\$ -	
110	Elk Street	418	Across from address	100		X		X		Yes	\$ 602	
111	S. Dodge Street	235	Across from address	10		X		X		Yes	\$ 602	
112	S. Dodge Street	235	Across from address	10		X		X		Yes	\$ 602	
113	Locust Street	302	Tree not marked	80		X		X		Yes	\$ -	
114	Locust Street	224	Behind S. High Street	90			X	X		Yes	\$ -	
115	S. High Street	228		80		X		X		Yes	\$ 1,004	
116	S. High Street	219		20			X	X		No	\$ -	
117	S. High Street	219		20			X	X		No	\$ -	
118	S. Dodge Street	416		15			X	X		Yes	\$ -	
119	Green Street	211		100		X		X		No	\$ 803	
120	Green Street	211		75	X			X		No	\$ 401	
121	S. Dodge Street	113	Near water tower	100		X		X		Yes	\$ 2,007	

= Species other than Ash



## Emerald Ash Borer

### Tree Damage Inventory and Bid Form



**BID RESULTS**

No.	Street	Nearest Address		Percent Damage	Trunk Size			Right-of-Way		Utility Lines?	Wiezorek Amount	White Amount
					Under 12"	12-20"	" +20	Yes	Maybe			
122	S. Dodge Street	113	Near water tower	100		X		X		Yes		\$ 201
123	Washington Street	621		35	X			X		No		\$ 602
124	Washington Street	621		35	X			X		No		\$ 401
125	Washington Street	621		35	X			X		No		\$ 401
126	Washington Street	621		35	X			X		No		\$ 401
127	Washington Street	621		35	X			X		No		\$ 401
128	Division Street	240	Back of address	70			X	X		No		\$ -
129	Division Street	208		100			X	X		Yes		\$ 3,613
130	Division Street	218		75		X		X		No		\$ 1,004
130	Oak Street	214		75		X		X		Yes		\$ 803
131	Hill Street	701		85		X		X		Yes		\$ 602
132	Gear Street	618		100			X	X		Yes		\$ 2,810
133	Gear Street	618		50		X		X		Yes		\$ 401
134	Bench Street	1000		50		X		X		No		\$ 401
135	Bench Street	919		10		X		X		No		\$ 602
136	Bench Street	919		100	X			X		No		\$ -
137	Bench Street	919	Past Mississippi	75	X			X		No		\$ -
138	Bench Street	919	Past Mississippi	75	X			X		No		\$ -
139	Mississippi Street	226		65		X		X		No		\$ 602
140	Mississippi Street	226		65		X		X		No		\$ 602
141	Mississippi Street	226		100			X	X		No		\$ 401
142	S. Dodge Street	528	Across from address	85			X	X		Yes		\$ 1,204
143	S. West Street	542		50		X		X		No		\$ -
144	S. West Street	518	Across from address	50		X		X		No		\$ -

= Species other than Ash



## Emerald Ash Borer

### Tree Damage Inventory and Bid Form



**BID RESULTS**

No.	Street	Nearest Address		Percent Damage	Trunk Size			Right-of-Way		Utility Lines?	Wiezorek Amount	White Amount
					Under 12"	12-20"	" +20	Yes	Maybe			
145	S. West Street	518	Across from address	50		X		X		No	\$ 2,409	
146	S. West Street	514		75		X		X		Yes	\$ 803	
147	S. West Street	513		25		X		X		Yes	\$ 1,405	
148	S. High Street	521		80		X		X		Yes	\$ -	
149	S. High Street	402		75	X			X		Yes	\$ 401	
150	S. High Street	402		20		X		X		Yes	\$ 401	
151	S. High Street	301		70			X	X		Yes	\$ 1,004	
152	Bench Street	224		10	X			X		Yes	\$ 602	
153	Bench Street	224		10	X			X		Yes	\$ 602	
A	Turn Restoration, Including: Soil, Seed, Straw, Labor										\$ 10,990	
<b>TOTAL BID AMOUNT</b>											<b>\$ 183,000</b>	<b>\$ 116,973</b>

- A. All work to be completed in accordance with instructions, specifications, and information described in this request for bids.
- B. The contractor is advised to visit the tree locations to view the proposed work in order to determine the extent and nature of the listed work items.
- C. Contractor agrees to complete specified work at the prices listed.

Respectfully submitted:

\_\_\_\_\_  
 Company Title Date Signature

\_\_\_\_\_  
 Address

= Species other than Ash



**MEMORANDUM**

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: December 14, 2018

RE: Tax Abatement Ordinances

The City has three outstanding bond issues that were used to finance various projects. Ordinances were adopted at the time of each bond sale to pledge sales tax and income tax revenues, instead of property tax, to cover the annual principal and interest payments. When these alternate revenues are sufficient to make the scheduled debt payments for the year, the City must adopt tax abatement ordinances to inform the County Clerk that the City does not intend to levy property taxes for the debt payments. With the alternate revenues sufficient to make the scheduled payments, I am presenting the tax abatement ordinances for your approval.

The three bond abatement ordinances on the agenda for approval are as follows:

1. Ordinance to abate taxes for 2010 sewer bonds in 2018 levy year. Bonds refinanced debt on wastewater treatment plant.
2. Ordinance to abate taxes for 2012A bonds in 2018 levy year. Bonds refinanced downtown project debt.
3. Ordinance to abate taxes for 2012B bonds in 2018 levy year. Bonds funded part of the Meeker Street Bridge replacement, the solar array, and the downtown flood pump projects.

In addition to the bond abatements, we must adopt an ordinance to abate the City share of the property taxes for the Palace Campground. The campground was annexed in November 2016 in accordance with an annexation agreement approved by the city council. The property tax abatement for the current owner was one of the conditions of annexation.

I recommend you complete the first reading of these ordinances, waive the second reading, and adopt the ordinances as presented.

**AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA, ILLINOIS FOR THE 2010 SEWER BONDS**

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

ORDINANCE abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$8,735,000 General Obligation Bonds (Alternate Revenue Source), Series 2010, of the City of Galena, Jo Daviess County, Illinois.

WHEREAS the City Council (the “*Corporate Authorities*”) of the City of Galena, Jo Daviess County, Illinois (the “*City*”), by an ordinance, adopted on the 11th day of January, 2010 (the “*Ordinance*”), did provide for the issue of \$8,735,000 General Obligation Bonds (Alternate Revenue Source), Series 2010 (the “*Bonds*”), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the Pledged Income Taxes (as defined in the Ordinance) have been determined by the Corporate Authorities to provide an amount not less than 1.25 times debt service of all Outstanding Bonds (as defined in the Ordinance) in the next succeeding bond year (June 30 and December 30); and

WHEREAS the Pledged Sales Taxes have been deposited in the 2010 Sales Tax Alternate Bond Fund of the City (as defined in the Ordinance) in an amount sufficient to pay debt service on all outstanding Bonds in the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2018 to pay the principal of and interest on the Bonds be abated in its entirety;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Galena, Jo Daviess County, Illinois, as follows:

*Section 1. Abatement of Tax.* The tax heretofore levied for the year 2018 in the Ordinance is hereby abated in its entirety, which is the amount of \$563,745.00.

*Section 2. Filing of Ordinance.* Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of the County of Jo Daviess, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2018 in accordance with the provisions hereof.

*Section 3. Effective Date.* This ordinance shall be in full force and effect forthwith upon its passage by the Corporate Authorities.

PASSED by the Corporate Authorities on December 26, 2018.

APPROVED: \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

RECORDED in the City Records on \_\_\_\_\_, 2018.

Published in pamphlet form by authority of the Corporate Authorities on \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
City Clerk

[SEAL]

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF JO DAVIESS        )

**FILING CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Jo Daviess, Illinois, and as such official I do further certify that on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, there was filed in my office a duly certified copy of an ordinance entitled:

ORDINANCE abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$8,735,000 General Obligation Bonds (Alternate Revenue Source), Series 2010, of the City of Galena, Jo Daviess County, Illinois.

(the “Ordinance”) duly adopted by the City Council of the City of Galena, Jo Daviess County, Illinois (the “City”), on the 26<sup>th</sup> day of December, 2018 and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2018 for the payment of the City’s \$8,735,000 General Obligation Bonds (Alternate Revenue Source), Series 2010, as described in the Ordinance will be abated in their entirety as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
County Clerk, The County of Jo Daviess

[SEAL]

**AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA, ILLINOIS FOR THE 2012A BONDS**

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

ORDINANCE abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$2,620,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2012A, of the City of Galena, Jo Daviess County, Illinois.

WHEREAS the City Council (the “*Corporate Authorities*”) of the City of Galena, Jo Daviess County, Illinois (the “*City*”), by an ordinance, adopted on the 11th day of June, 2012 (the “*Ordinance*”), did provide for the issue of \$2,620,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2012A (the “*Bonds*”), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the Pledged Sales Taxes (as defined in the Ordinance) have been determined by the Corporate Authorities to provide an amount not less than 1.25 times debt service of all Outstanding Bonds and Prior Sales Tax Bonds (as defined in the Ordinance) in the next succeeding bond year (June 30 and December 30); and

WHEREAS the Pledged Sales Taxes have been deposited in the 2012A Sales Tax Alternate Bond Fund of the City (as defined in the Ordinance) in an amount sufficient to pay debt service on all outstanding Bonds in the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2018 to pay the principal of and interest on the Bonds be abated in its entirety;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Galena, Jo Daviess County, Illinois, as follows:

*Section 1. Abatement of Tax.* The tax heretofore levied for the year 2018 in the Ordinance is hereby abated in its entirety, which is the amount of \$307,000.00.

*Section 2. Filing of Ordinance.* Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of the County of Jo Daviess, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2018 in accordance with the provisions hereof.

*Section 3. Effective Date.* This ordinance shall be in full force and effect forthwith upon its passage by the Corporate Authorities.

PASSED by the Corporate Authorities on December 26, 2018.

APPROVED: \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

RECORDED in the City Records on \_\_\_\_\_, 2018.

Published in pamphlet form by authority of the Corporate Authorities on \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
City Clerk

[SEAL]

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF JO DAVIESS        )

**FILING CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Jo Daviess, Illinois, and as such official I do further certify that on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, there was filed in my office a duly certified copy of an ordinance entitled:

ORDINANCE abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$2,620,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2012A, of the City of Galena, Jo Daviess County, Illinois.

(the “Ordinance”) duly adopted by the City Council of the City of Galena, Jo Daviess County, Illinois (the “City”), on the 26<sup>th</sup> day of December, 2018 and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2018 for the payment of the City’s \$2,620,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2012A, as described in the Ordinance will be abated in their entirety as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
County Clerk, The County of Jo Daviess

[SEAL]

**AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA, ILLINOIS FOR THE 2012B BONDS**

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

ORDINANCE abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$945,000 General Obligation Bonds (Alternate Revenue Source), Series 2012B, of the City of Galena, Jo Daviess County, Illinois.

WHEREAS the City Council (the “*Corporate Authorities*”) of the City of Galena, Jo Daviess County, Illinois (the “*City*”), by an ordinance, adopted on the 11th day of June, 2012 (the “*Ordinance*”), did provide for the issue of \$945,000 General Obligation Bonds (Alternate Revenue Source), Series 2012B (the “*Bonds*”), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the Pledged Income Taxes (as defined in the Ordinance) have been determined by the Corporate Authorities to provide an amount not less than 1.25 times debt service of all Outstanding Bonds (as defined in the Ordinance) in the next succeeding bond year (June 30 and December 30); and

WHEREAS the Pledged Income Taxes have been deposited in the 2012B Income Tax Alternate Bond Fund of the City (as defined in the Ordinance) in an amount sufficient to pay debt service on all outstanding Bonds in the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2018 to pay the principal of and interest on the Bonds be abated in its entirety;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Galena, Jo Daviess County, Illinois, as follows:

*Section 1. Abatement of Tax.* The tax heretofore levied for the year 2018 in the Ordinance is hereby abated in its entirety, which is the amount of \$111,450.00.

*Section 2. Filing of Ordinance.* Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of the County of Jo Daviess, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2018 in accordance with the provisions hereof.

*Section 3. Effective Date.* This ordinance shall be in full force and effect forthwith upon its passage by the Corporate Authorities.

PASSED by the Corporate Authorities on December 26, 2018.

APPROVED: \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

RECORDED in the City Records on \_\_\_\_\_, 2018.

Published in pamphlet form by authority of the Corporate Authorities on \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
City Clerk

[SEAL]

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF JO DAVIESS        )

**FILING CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Jo Daviess, Illinois, and as such official I do further certify that on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, there was filed in my office a duly certified copy of an ordinance entitled:

ORDINANCE abating the tax hereto levied for the year 2018 to pay the principal of and interest on \$945,000 General Obligation Bonds (Alternate Revenue Source), Series 2012B, of the City of Galena, Jo Daviess County, Illinois.

(the “Ordinance”) duly adopted by the City Council of the City of Galena, Jo Daviess County, Illinois (the “City”), on the 26<sup>th</sup> day of December, 2018 and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2018 for the payment of the City’s \$945,000 General Obligation Bonds (Alternate Revenue Source), Series 2012B, as described in the Ordinance will be abated in their entirety as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
County Clerk, The County of Jo Daviess

[SEAL]

**ORDINANCE No. \_\_\_\_\_**

**AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA,  
ILLINOIS FOR THE PALACE CAMPGROUND**

---

**WHEREAS** the City Council (the "*Corporate Authorities*") of the City of Galena, Jo Daviess County, Illinois (the "*City*"), by an ordinance, adopted on August 8, 2016, authorized the execution of an annexation agreement between the City and Patrick McCarthy and Kristine McCarthy (the "*Owner*"); and

**WHEREAS** on September 8, 2016, the City and the Owner entered into a legal and binding annexation agreement for 31.88 acres of property (the "*Property*") commonly known as the Palace Campground, Parcel Identification Numbers 13-000-079-07, 13-000-079-06, and 13-000-105-06, and as described in Exhibit A, attached hereto and made part hereof; and

**WHEREAS** as part of the annexation agreement, the City agreed to abate on an annual basis the full City portion of the property taxes for the Property in an amount not to exceed \$40,000 or 20 years, whichever comes first; and

**WHEREAS** said abatement is valid only for the current Owner and is not transferrable to any future owner of the Property; and

**WHEREAS** Illinois State Statute 35 ILCS 200/18-184 authorizes municipalities to upon a majority vote of its governing authority, order the county clerk to abate any portion of its taxes on any property that is the subject of an annexation agreement between the municipality and the property owner; and

**NOW, THEREFORE,** Be It Ordained by the City Council of the City of Galena, Jo Daviess County, Illinois, as follows:

**Section 1. Abatement of Tax.** The City of Galena hereby orders the Jo Daviess County Clerk to abate one hundred percent (100%) of the City of Galena property taxes for the Palace Campground Property for said taxes levied for the year 2018.

**Section 2. Filing of Ordinance.** Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of the County of Jo Daviess, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2018 in accordance with the provisions hereof.

**Section 3. Effective Date.** This ordinance shall be in full force and effect forthwith upon its passage by the Corporate Authorities.

PASSED by the Corporate Authorities on December 26, 2018.

APPROVED: \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

RECORDED in the City Records on \_\_\_\_\_, 2018.

Published in pamphlet form by authority of the Corporate Authorities on \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
City Clerk

[SEAL]

STATE OF ILLINOIS                    )  
  ) SS  
COUNTY OF JO DAVIESS            )

**FILING CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Jo Daviess, Illinois, and as such official I do further certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, there was filed in my office a duly certified copy of an ordinance entitled:

**AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA, ILLINOIS FOR THE PALACE CAMPGROUND**

(the “Ordinance”) duly adopted by the City Council of the City of Galena, Jo Daviess County, Illinois (the “City”), on the 26<sup>th</sup> day of December, 2018 and that the same has been deposited in the official files and records of my office.

I do further certify that the City of Galena property taxes heretofore levied for the year 2018 for the Palace Campground, as described in the Ordinance will be abated in their entirety as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Clerk, The County of Jo Daviess

[SEAL]

# CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



## MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: December 20, 2018

RE: Mediacom Wi-Fi Agreement

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

Mediacom is developing a project to offer wi-fi internet service in several areas of the community. The areas including the downtown, Grant Park, Recreation Park, and the campus of the Galena public schools. Wi-fi would be available at these locations at no cost to Mediacom customers.

Most of the equipment needed for the service would be located in City of Galena right-of-way as authorized by the franchise agreement Mediacom has with the City. Some equipment would be overhead on existing utility poles while some would be ground mounted or underground.

In Recreation Park and in the area of the old Triangle Motel near the schools, Mediacom proposes to bury fiber and install ground mounted pedestals where street right-of-way is not available. The attached agreement sets forth the terms by which they would have access to City property. Exhibits are included that show the location of the proposed construction. Importantly, the agreement requires Mediacom to remove or relocate the equipment should it conflict with any City projects or improvements now or in the future.

While the proposed service is available only to Mediacom customers, the service would enhance the availability of wi-fi options for residents and visitors. I recommend you approve the attached agreement. Please let me know if you have any questions.

**AGREEMENT FOR USE OF CITY OWNED PROPERTY**

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between the City of Galena, a municipal corporation (the "City"), and MCC Illinois LLC, a limited liability company formed in Delaware (the "Company").

**RECITALS**

1. Company provides Broadband Network Services and Broadband Wi-Fi Services (the "Services") to the people of Galena and the region.
2. The Company is undertaking a project to install equipment, including underground cable and ground mounted pedestals, in the City of Galena for the purpose of offering Services in the downtown area, Grant Park, Recreation Park, and in the area of the Galena public schools.
3. The Company plans to install much of its equipment needed for the provision of Services within City of Galena rights-of-way in accordance with current franchise authority.
4. Special permission is needed for the Company to install the equipment needed to provide Services in Recreation Park and on City-owned property at the intersection of Franklin Street and U.S. Highway 20 since there are no public rights-of-way within said City-owned park or City-owned property. This special permission is hereby granted under the terms of this agreement.
5. The route and equipment installation plan for Recreation Park is attached hereto and made part hereof as Exhibit A.
6. The route and equipment plan for the property at the intersection of Franklin Street and U.S. Highway 20 is attached and made part hereof as Exhibit B.

NOW, THEREFORE, in consideration of the promises of each of the parties to the other and the covenants contained herein, it is hereby agreed as follows:

1. Recitals. The recitals are a material part of this Agreement and are incorporated herein by reference.
2. Installation of Equipment. The City hereby grants to the Company the right to install and maintain underground cable and ground mounted pedestals in Recreation Park and on the City-owned property at the intersection of Franklin Street and U.S. Highway 20 as shown in Exhibit A and Exhibit B, respectively, subject to the terms of this Agreement. The City Engineer shall have the authority to approve minor deviations of the route upon written application of the Company.

3. Construction and Maintenance.

- A. Prior to installation of any cable in the City right of way or City property, the Company shall submit plans and specifications for the installation to the City Engineer. The cable shall be installed underground at a depth and in such reasonable manner as approved by the City Engineer.
- B. A permit for work on City property shall be obtained before any work is commenced. Standard permit fees shall apply. All contractors working for the Company on City property shall be appropriately registered with the City and insured. The Company shall provide any necessary or required traffic control at its expense.
- C. In all events, the cable and equipment shall be so located and maintained as to have minimum interference with the proper use of City property by the City and the public. As soon as the constructing, placing, replacing, repairing or removing of any of the equipment is completed, all portions of City property which have been excavated or otherwise injured or obstructed thereby shall be placed in as good condition as before the commencement of the act.

The equipment shall be removed or relocated without expense to the City when in conflict with any construction, installation of any structures or improvements by the City when acting in a governmental capacity.

- D. The Company is responsible for providing JULIE locates for said equipment.
- E. Upon failure to complete any work required by the provisions of this agreement to the satisfaction of the City, after providing the Company notice of said failure and a thirty (30) day time frame to commence completion, and if the Company fails to do so, the City may cause such work to be done and the Company will pay to the City the reasonable cost thereof in the itemized amounts reported by the City to the Company within 10 days after receipt of such itemized report.
- F. Notification and Time Limit for Emergency Repairs:
  - i. The Company's contractor shall be responsible for the proper and safe protection of his work at all times during construction. Should an emergency condition occur at any time, Sundays and holidays included, that causes an unsafe condition to the public or hazard to a public facility, due to the work, and requires immediate repair or protection, the Company shall be given a three-hour time limit to arrange and provide whatever barricades, flags, torches and lights are required to mark and protect the hazard upon notification by the City. Also, upon notification by the City, the Company shall be given a 24-hour time limit to begin to make any repairs to the Work as deemed necessary by the City.



To the Company: MCC Illinois LLC  
Area Manager  
3900 26<sup>th</sup> Avenue  
Moline, IL 61265

With a copy to: MCC Illinois LLC  
Legal Dept.  
One Mediacom Way  
Mediacom Park, NY 10918

- 10. Assignability. This Agreement and the rights granted hereunder shall not be assigned by the Company without the approval of the Mayor and City Council of the City of Galena.
- 11. Binding Effect. This Agreement shall be binding on the parties, their successors, heirs and assigns.
- 12. Severability. If any provision of this Agreement is invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provisions; and, to this end, the provisions of this Agreement are to be severable.
- 13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

CITY OF GALENA, a Municipal Corporation

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_

MCC Illinois LLC , a Delaware Corporation

BY: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Its: \_\_\_\_\_

EXHIBIT A

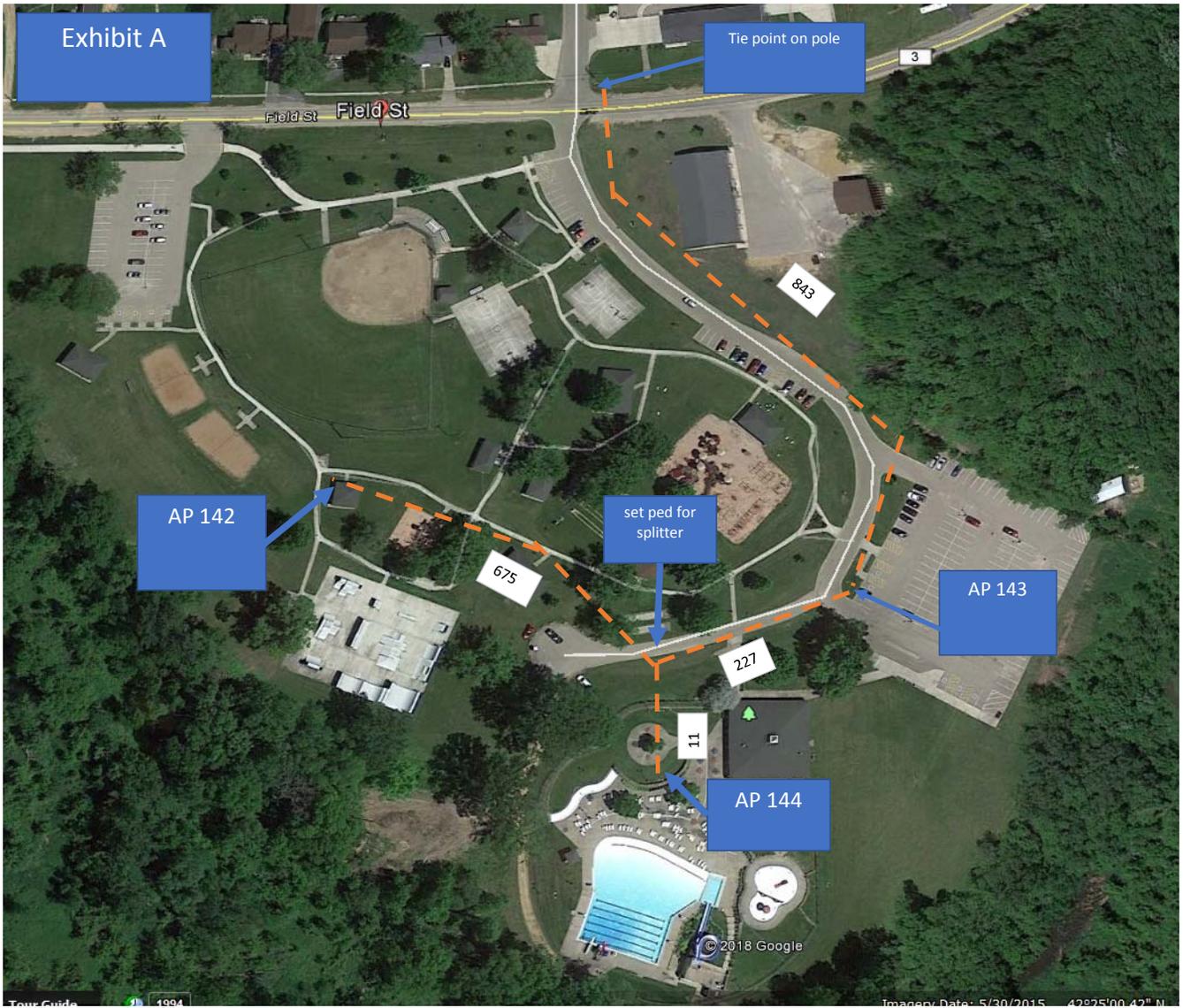
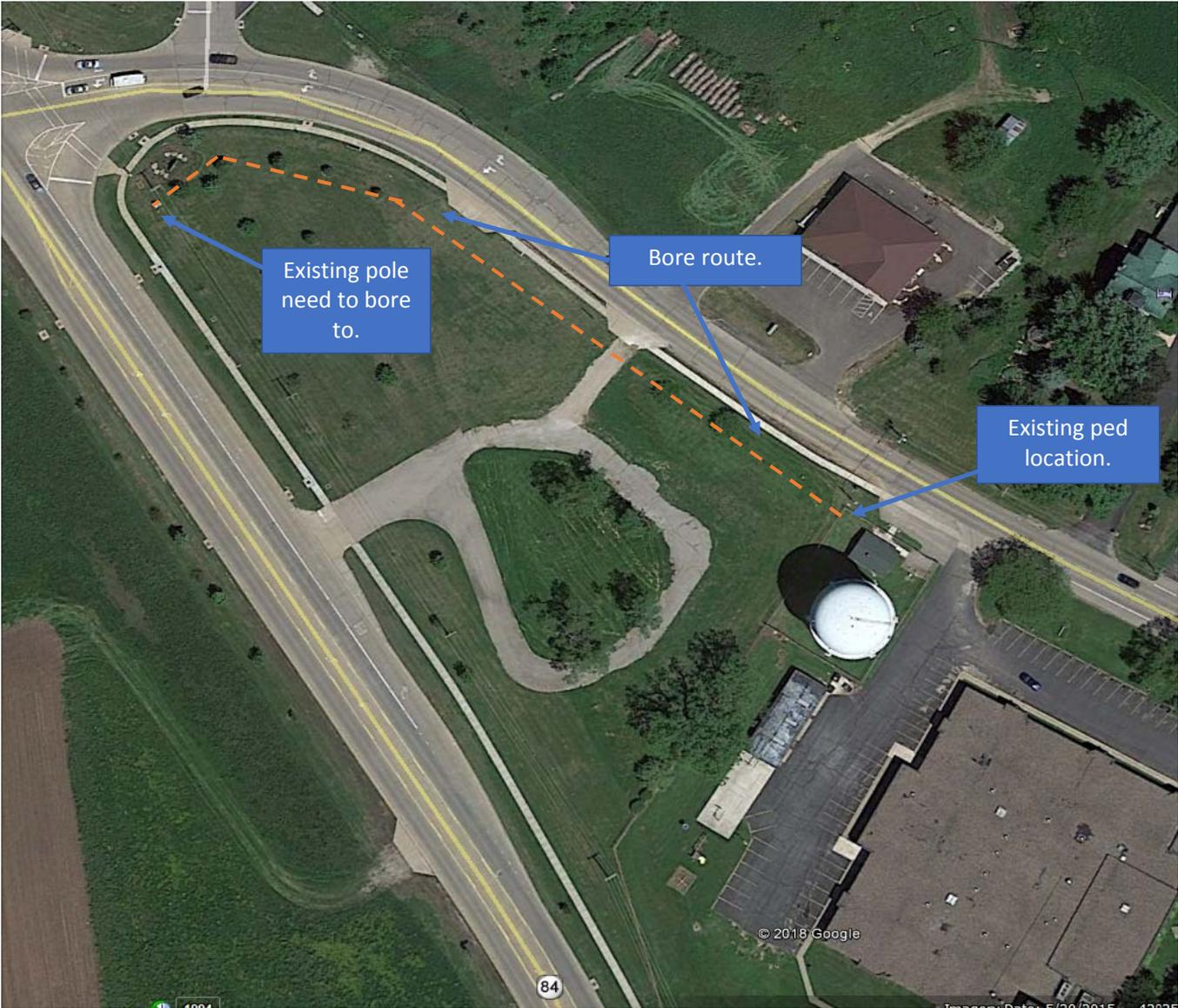


EXHIBIT B





# City of Galena, Illinois

## CAPITAL IMPROVEMENT PLAN

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Fiscal Years 2020 – 2024

*“Planned expenditures for systematically constructing, maintaining, upgrading and replacing the community’s physical plant”*

---

DRAFT 1

December 26, 2018

Mayor Terry Renner

Alderspersons:

Chris Allendorf

Pam Bernstein

Charles Fach

Robert Hahn

Jerry Kieffer

Jerry Westemeier

---

City Administrator, Mark Moran

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## **THE CAPITAL IMPROVEMENT PLAN**

A capital improvement plan (CIP) is a multi-year schedule of municipal improvements. The schedule usually covers a period of five or six years but may extend to 10 years and beyond. The Galena CIP spans a five-year period beginning May 1, 2019 (Fiscal Year 2019-20). This plan sets forth the proposed expenditures for systematically constructing, maintaining, upgrading and replacing the community's physical plant or infrastructure, and includes vehicles and other mobile equipment. Capital improvement projects are typically major, infrequent expenditures, such as the construction of a new facility or rehabilitation or major repair of an existing facility. With the relatively small size of our community and budget, this CIP recognizes a project as small as \$10,000 as a capital project. Individual projects from the adopted plan should become part of the capital budget for their respective departments.

In order to be useful as a tool for budgeting and sound financial management, the plan must be updated annually by reviewing existing projects, proposing new projects and extending the program by an additional year. This process should also consider the short term and long-term effects of the expenditures and any associated debt on fund balances and cash flow for operations. The CIP is considered essential for managing and coordinating the efficient expenditure of Galena's public resources.

## **A CAPITAL IMPROVEMENT DEFINED**

A capital improvement project is defined as a major expenditure that includes one or more of the following:

1. Any acquisition of land for a public purpose;
2. Any construction of a new facility (e.g., a public building, water lines, pavilion etc...) or an addition to, or extension of, such a facility;
3. A rehabilitation (i.e., something which is infrequent and would not be considered annual or other recurrent maintenance) or major repair of all or a part of a building, its grounds, or a facility, or of equipment, provided that the cost is \$10,000 or more and the improvement will have a useful life of 10 years or more;
4. Purchase or major equipment (i.e., items with a cost – individually or in total – of \$10,000 or more), which have a useful life of five years or more, including vehicles (rolling stock) if part of a systematic replacement plan;
5. Any planning, feasibility, engineering, or capital design study related to an individual capital improvement project or to a program that is implemented through individual capital improvement projects.

## **DEVELOPING THE GALENA CIP**

The necessity of a CIP was identified in 1991 as a recommendation of the Galena Comprehensive Plan. The city's first CIP was developed in 1999 and has been largely implemented. In 2003, the Galena Comprehensive Plan called for the update of the CIP and, in 2004 the city council identified the CIP update as one of the top priorities during the visioning and four-year goal setting process. The CIP was again updated in 2007 and each year since. The staff and administration have made a commitment to updating the plan annually. This section generally describes the process of developing the 2019 Galena CIP and the components of the plan.

### **Staff Involvement**

Developing the recommended capital improvement plan was a lengthy, multi-step process. The process began with each department head identifying the projects and major purchases that he or she would like to see completed over the next five years in his or her respective area(s) of responsibility. Department heads also estimated the cost of each project or purchase, described the relationship to other projects and assigned the projects a priority rating. More than 100 projects and purchases totaling \$10.5 million were submitted for the five-year period. Each project is described in a narrative and the estimated cost is identified in the ***“Attachment A: Individual Project Descriptions”***.

### **Evaluating Projects**

Two separate methods were utilized in an attempt to demonstrate the relative importance of each project or purchase. First, each project or purchase was reviewed against criterion ranging from health and safety to resource conservation. Each criterion used is described in detail in ***Figure 1, “Criteria for Evaluating Capital Improvement Requests”*** on the next page. The results of the evaluation are shown in ***Attachment B, “Evaluation of Projects Using Criteria”***. Second, each department head ranked each project as either a “high”, “medium” or “low” priority. Combined, both methods of evaluation were useful for showing the relative importance or need of each project or purchase.

**FIGURE 1. CRITERIA FOR EVALUATING  
CAPITAL IMPROVEMENT PROJECT REQUESTS**

The following criteria were used to evaluate each of the proposed capital improvement projects or purchases. The results of the evaluation are shown as a matrix, *“Table 2. Evaluation of Requests Using Criteria”*.

<p><b>Risk to Public Safety or Health.</b> To protect against a clear and possibly immediate risk to public safety or public health.</p>
<p><b>Deteriorated Facility.</b> An investment that deals with a deteriorated facility or piece of equipment. The action taken may be either: 1) reconstruction or extensive rehabilitation to extend its useful life to avoid or to postpone replacing it with a new and costlier one; or 2) replacement of the facility or piece of equipment with a new one.</p>
<p><b>Systematic Replacement.</b> An investment that replaces or upgrades a facility or piece of equipment as part of a systematic replacement program. This investment assumes the equipment will be replaced at approximately the same level of service. Some increase in size to allow for normal growth or increased demand is anticipated.</p>
<p><b>Improvement of Operating Efficiency.</b> An investment that substantially and significantly improves the operating efficiency of a department. Or an expenditure that has a very favorable return on investment with a promise of reducing existing, or future, increases in operating expenses (e.g., introduction of a new or improved technology).</p>
<p><b>Coordination.</b> 1) An expenditure that is necessary to insure coordination with another CIP project (e.g., scheduling a sewer project to coincide with a street reconstruction project so that the street is not dug up a year after it is completed); 2) A project that is necessary to comply with requirements imposed by others (e.g., a court order, a change in federal or state law, an agreement with another governmental jurisdiction or agency); or 3) A project that meets established goals or objectives of the City Council and Mayor.</p>
<p><b>Equitable Provision of Services, Facilities.</b> 1) An investment that serves the special needs of a segment of the community's population identified by public policy as deserving of special attention (e.g., the handicapped, the elderly, or low- and moderate-income persons); or 2) An investment that, considering existing services or facilities, makes equivalent facilities or services available to neighborhoods or population groups that are now undeserved in comparison with residents generally.</p>
<p><b>Protection and Conservation of Resources.</b> 1) A project that protects natural resources that are at risk of being reduced in amount or quality; or 2) A project that protects the investment in existing infrastructure against excessive demand or overload that threatens the capacity or useful life of a facility or piece of equipment.</p>
<p><b>New or Substantially Expanded Facility.</b> Construction, or acquisition, of a new facility (including land) or new equipment, or major expansion thereof, that provides a service, or a level of service, not now available.</p>

**Revenue Sources and Projections**

The Galena CIP is utilized for planning and budgeting purposes and not as a rigid purchasing plan nor project schedule. Therefore, while the plan identifies likely revenue sources, it does not contain projections of available revenue for implementation of the plan. One exception is the Street Improvement Sales Tax Fund where a half percent sales tax is dedicated for streets and related infrastructure. Detailed revenue/expense analysis is performed to insure the proposed projects may be accomplished with available revenue from the fund. Sales tax funded projects and all the CIP’s prioritized projects should be evaluated for inclusion in the city’s operating budget each fiscal year.

Abbreviations are used throughout the plan for both revenue sources and departments. The abbreviations are shown in Figures 2 and 3 below.

**Figure 2.  
Revenue Sources Abbreviations**

Revenue Source	Abbreviation
General Fund Cash	GF
General Fund Financing	GFF
Motor Fuel Tax	MFT
Flood Control Cash	FC
Water Enterprise Cash	WTC
Water Enterprise Financing	WTF
Sewer Enterprise Cash	SWC
Sewer Enterprise Financing	SWF
Fire Department Cash	FD
Grants	GT

**Figure 3.  
Department Abbreviations**

Department	Abbreviation
Public Works	DPW
Engineering	ENG
Turner Hall	TH
Administration	ADM
Flood Control	FLD
Water	WAT
Sewer	SEW
Parks	PAR
Police	POL
Fire	FD
Swimming Pool	SP

**Recommended Plan**

After identifying all the potential capital projects and purchases, describing them in detail and evaluating their importance, the final plan was developed. The plan is presented as **“Attachment C: Recommended Capital Improvement Plan”**. The plan was recommended to the Mayor and City Council on December 26, 2018 and approved on \_\_\_\_\_, 20\_\_\_. Again, the projects and purchases from the final plan should be incorporated into the annual operating budget as revenues permit.

**Summary**

The importance of implementing and updating the Capital Improvement Plan cannot be over-emphasized. Using the same process described herein, the Capital Improvement Plan will continue to be updated annually to span a full five-year period. New capital improvement requests will be submitted by department heads for evaluation and inclusion in the updated plan. With guidance from the Fund Balance Policy, the Comprehensive Plan, and constituents, elected officials will decide which projects and purchases from the recommended Capital Improvement Plan will be included in the annual budget.

**CIP PROPOSAL DESCRIPTIONS AND JUSTIFICATIONS OVERVIEW**

In the following section, every CIP project that has been proposed by the various departments of the City is described in detail. Criteria, including the recommendations of the Galena Comprehensive Plan are applied to assess whether a particular project is justified. Each project is defined in the following format:

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Project Title:	<i>Name of the project as used throughout the CIP.</i>
Department:	<i>Name of the department that proposed the project.</i>
Date Submitted:	<i>The date the project was proposed. (Nearly all the projects in this first year of the plan were also proposed this year.)</i>
Project Priority:	<i>The priority of the project relative to other projects within the department.</i>
Project Description:	<i>Description of the project.</i>
CIP Evaluation Criteria:	<i>A list of the applicable criterion from the following page, Figure 1, "Evaluation Criteria for Capital Budget Requests". The criteria are used to evaluate the importance of the project relative to other projects.</i>
Comprehensive Plan:	<i>A statement of whether or not the project can be directly justified by the Galena Comprehensive Plan and, if so, a page number and an excerpt from the plan.</i>
Multi-year:	<i>Identification of whether the project will take more than one year to complete.</i>
Coordination:	<i>Identification of whether the project is dependent on one or more other CIP projects and, if so, a description of the related project(s).</i>
Cost Estimate:	<i>The estimated cost of the project.</i>
Basis of Cost Estimate:	<i>Identification of how the cost estimate was derived.</i>
Funding Source:	<i>Identification of the proposed funding for the project. Possible funding sources include, but are not limited to:</i>
	<ul style="list-style-type: none"><li>• <i>General Fund Reserves</i></li><li>• <i>General Fund Financing</i></li><li>• <i>Motor Fuel Tax</i></li><li>• <i>Flood Control Cash</i></li><li>• <i>Capital Projects Fund Reserves</i></li><li>• <i>Capital Projects Fund Financing</i></li><li>• <i>Water Enterprise Cash</i></li><li>• <i>Water Enterprise Financing</i></li><li>• <i>Sewer Enterprise Reserves</i></li><li>• <i>Sewer Enterprise Financing</i></li><li>• <i>Grants</i></li><li>• <i>Donations</i></li></ul>

## ATTACHMENT A. INDIVIDUAL PROJECT DESCRIPTIONS (FY 2020-2024)

### PUBLIC WORKS

Project Title:	<b>5-Year Street Improvement Program (See Appendix A)</b>
Department:	Public Works/Engineering
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Includes all street improvement work planned for the five-year plan period. Projects to completed with the non-home rule sales tax revenues are listed in the 5-Year Street Improvement Plan and detailed in Appendix C.
CIP Evaluation Criteria:	Deteriorated Facility, Systematic Replacement, Equity Provision, Coordination, Operating Efficiency
Comprehensive Plan:	P. 108 "Budget for road improvements through the CIP process."
Multi-Year:	No
Coordination:	Yes. Projects are scheduled to coincide with underground utility work as much as possible.
Cost Estimate:	\$1,834,716
Basis of Cost Estimate:	Estimates based on measured quantities and prices from recent projects
Funding Source:	Capital Projects Fund (Sales Tax Fund)

Project Title:	<b>Downtown sidewalk and crosswalk replacement</b>
Department:	Public Works
Date Submitted:	December 2008
Project Priority:	High
Project Description:	Replace deteriorated concrete sidewalks and crosswalks in the downtown. The replacement plan is based on the study and recommendations by MSA Professional Services.
CIP Evaluation Criteria:	Deteriorated Facility, Public Safety, Systematic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	Yes
Coordination:	No
Cost Estimate:	\$420,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	Revolving Loan Fund Grant from Department of Commerce and Economic Opportunity

Project Title:	<b>Paint Highway 20 and Riverside Drive traffic lights</b>
Department:	Public Works
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Repair and paint the ornamental traffic control light posts at the Highway 20 and Riverside Drive intersection.
CIP Evaluation Criteria:	Deteriorated Facility, Public Safety
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	Yes. Schedule before the start of the IDOT repaving of US 20 on the east side of bridge to avoid additional traffic congestion.
Cost Estimate:	\$12,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	General Fund

Project Title:	<b>Replace approach structure on Meeker St pedestrian bridge</b>
Department:	Public Works
Date Submitted:	January 2016
Project Priority:	Medium
Project Description:	Replace deteriorated elevated concrete walkway that spans about 20 feet on the west end of the bridge and the same on the east end.
CIP Evaluation Criteria:	Deteriorated Facility, Public Safety, Systematic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$35,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	General Fund

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Project Title:	<b>Repairs to Kohlsaat Bridge deck</b>
Department:	Public Works
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Complete specialty repairs to the concrete deck of the bridge.
CIP Evaluation Criteria:	Deteriorated Facility, Public Safety, Systematic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$12,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	General Fund

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Project Title:	<b>Additional parking at Recreation Park</b>
Department:	Public Works
Date Submitted:	January 2011
Project Priority:	High
Project Description:	Add perpendicular parking on the east side of the entry road to the pool. Parking would start in front of the Public Works building and extend to the area across from the playground. Widen entrance from Field Street to improve traffic flow.
CIP Evaluation Criteria:	New, Expanded Facility
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$50,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Grant Funding

---

Project Title:	<b>Gear Street sidewalk</b>
Department:	Public Works
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Install new sidewalk in front of the cemetery. This sidewalk would be coordinated with the Gear Street construction project and would complete the sidewalk from Bench Street to Highway 20.
CIP Evaluation Criteria:	Health Safety, Expanded Facility
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	Yes. Coordinate with street project.
Cost Estimate:	\$190,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	Motor Fuel Tax and/or General Fund

---

Project Title:	<b>Commerce Street parking lot design and reconstruction</b>
Department:	Public Works
Date Submitted:	January 2017
Project Priority:	High
Project Description:	Resurfacing of the City parking lot between Commerce Street and Water Street. The project could include reshaping the lot to integrate Washington Street into the lot so all of the spaces would be "pay to park" spaces. Landscaping and lighting would also be considered. First year of project would be professional design services.
CIP Evaluation Criteria:	Deteriorated Facility, Systematic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$112,500
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Parking Fund

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Project Title:	<b>Replace culvert on Dodge Street between Gear and South</b>
Department:	Public Works
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Replace deteriorated large culvert under Dodge Street.
CIP Evaluation Criteria:	Deteriorated Facility, Systemmatic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$15,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	General Fund

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Project Title:	<b>Repair headwall at top of Green Street Steps</b>
Department:	Public Works
Date Submitted:	December 2017
Project Priority:	High
Project Description:	Remove loose parge on headwall at top of Green Street steps, repair wall as needed, and apply new parge.
CIP Evaluation Criteria:	Deteriorated Facility
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$10,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	General Fund

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Project Title:	<b>Paint Highway 20 bridge railings</b>
Department:	Public Works
Date Submitted:	January 2017
Project Priority:	High
Project Description:	The steel stairway from the Highway 20 Bridge to the Depot Parking lot was painted in 2016. The proposed project would be to paint all of the steel railings on the US 20 bridge black to match the light poles.
CIP Evaluation Criteria:	Deteriorated Facility
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$12,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	General Fund

---

Project Title:	<b>Replace Green Street steps from Main to Bench</b>
Department:	Public Works
Date Submitted:	December 2017
Project Priority:	Medium
Project Description:	Replace the concrete steps and railings from Main Street to Bench Street on Green Street. The current steps have been repeatedly repaired and are continuing to deteriorate.
CIP Evaluation Criteria:	Deteriorated Facility, Systematic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$30,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	General Fund

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Project Title:	<b>Dewey Avenue bridge replacement</b>
Department:	Public Works
Date Submitted:	January 2015
Project Priority:	Medium
Project Description:	Replace the bridge over Hughlett's Creek on Dewey Avenue. The bridge has been inspected and found to be in poor condition. The project will be coordinated by the County Engineer and paid for with a combination of federal, county and city funds.
CIP Evaluation Criteria:	Deteriorated Facility, Systematic Replacement, Health Safety
Comprehensive Plan:	No direct reference
Multi-year:	Yes. Design, funding, and construction.
Coordination:	No
Cost Estimate:	\$73,500
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Motor Fuel Tax

---

Project Title:	<b>Sidewalk from US 20 to Cobblestone</b>
Department:	Public Works
Date Submitted:	January 2015
Project Priority:	Medium
Project Description:	Construction of five feet wide sidewalk from the intersection of U.S. Highway 20 and Oldenburg Lane to the beginning of Cobblestone Boulevard. The proposed sidewalk will link the bike path along U.S. Highway 20 to the Cobblestone Crossing Subdivision.
CIP Evaluation Criteria:	New, Expanded Facility, Health Safety
Comprehensive Plan:	No direct reference
Multi-year:	Could be completed in phases
Coordination:	No
Cost Estimate:	\$47,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	General Fund

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Project Title:	<b>Annual sidewalk/steps replacement program</b>
Department:	Public Works
Date Submitted:	January 1999
Project Priority:	Medium
Project Description:	Systematic replacement of deteriorated sidewalks and public stairways throughout the community. The replacement schedule should be based on the results of the comprehensive inventory, condition assessment and prioritization.
CIP Evaluation Criteria:	Deteriorated Facility, Public Safety, Equitable Provision of Facilities, New Facilities
Comprehensive Plan:	P. 112 "Investigate the rehabilitation of sidewalks under the CIP process. This could include a discussion of possible financing mechanisms such as cost sharing or use of the assessment process."
Multi-year:	Yes
Coordination:	Yes. Initiate program after study/inventory is complete.
Cost Estimate:	\$50,000
Basis of Cost Estimate:	Completed inventory of one ward.
Funding Source:	General Fund

---

Project Title:	<b>Seal concrete floor in Public Works Building</b>
Department:	Public Works
Date Submitted:	December 2018
Project Priority:	Medium
Project Description:	Install exoxy floor covering in garages to remedy spawling concrete and protect the in-floor heating system.
CIP Evaluation Criteria:	Deteriorated Facility
Comprehensive Plan:	No direct reference
Multi-year:	Yes
Coordination:	No.
Cost Estimate:	\$60,000
Basis of Cost Estimate:	Contractor estimate
Funding Source:	General Fund

---

Project Title:	<b>Wayfinding signage project</b>
Department:	Public Works
Date Submitted:	January 2017
Project Priority:	Medium
Project Description:	Project to improve wayfinding from the highway down to the pedestrian level. Project includes consulting services for an existing conditions assessment, systems strategy, design, cost estimates, and plans for bidding. It is anticipated that the sign fabrication and installation would be phased over multiple years.
CIP Evaluation Criteria:	Deteriorated facility, Public Safety, Systematic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	Yes
Coordination:	Yes. Coordinate with highway and street projects.
Cost Estimate:	\$106,500
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	General Fund

Project Title:	<b>Public Works Rolling Stock Plan (See Appendix D)</b>
Department:	Public Works
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Systematic replacement of public works vehicles and equipment.
CIP Evaluation Criteria:	Deteriorated Facility, Systematic Replacement, Operating Efficiency
Comprehensive Plan:	No direct reference
Multi-year:	Yes
Coordination:	No
Cost Estimate:	\$618,400
Basis of Cost Estimate:	Current cost of vehicles plus inflation factor
Funding Source:	General Fund, Water Fund, Sewer Fund, Flood Control

**ENGINEERING**

Project Title:	<b>Replace office computers and council iPads</b>
Department:	Engineering
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Most of the computers in City Hall are at the end of the useful lives. Replacement with current Windows-based machines is proposed. The iPads used by the city council and staff are also at the end of their useful lives. Replacement with current-model iPads is proposed.
CIP Evaluation Criteria:	Operating Efficiency, Systemmatic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$35,000
Basis of Cost Estimate:	Estimate from IT consultant
Funding Source:	General Fund

Project Title:	<b>Battery storage for City Hall solar</b>
Department:	Engineering
Date Submitted:	January 2017
Project Priority:	Medium
Project Description:	Installation of a battery pack on the interior of City Hall. The battery would store surplus power generated from the rooftop solar array. The stored power would be used when the solar array is not producing power. This project should use grant funding.
CIP Evaluation Criteria:	Resource Conservation, Operating Efficiency, New Facility
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$10,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	Grant

**FLOOD CONTROL**

Project Title:	<b>Flood Control Rolling Stock Plan</b>
Department:	Flood Control
Date Submitted:	December 2018
Project Priority:	High
Project Description:	50% share of cost of trading-in the Public Works end loader every other year.
CIP Evaluation Criteria:	Systematic Replacement, Deteriorated Facility, Operating Efficiency
Comprehensive Plan:	No direct reference
Multi-year:	Yes
Coordination:	No
Cost Estimate:	\$30,850
Basis of Cost Estimate:	Contract cost
Funding Source:	Flood Control Fund

Project Title:	<b>Replace controller at Riverside Drive pump station</b>
Department:	Flood Control
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Replace controller at the flood control pump station on Riverside Drive. The controller operates the pump that removes water from the roadway during low flood conditions.
CIP Evaluation Criteria:	Systematic Replacement, Deteriorated Facility, Operating Efficiency
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$12,000
Basis of Cost Estimate:	Preliminary Estimate
Funding Source:	Flood Control Fund

**WATER**

Project Title:	<b>Update SCADA system and computer</b>
Department:	Water
Date Submitted:	January 2017
Project Priority:	High
Project Description:	Update the operating software and hardware for the computer system used to monitor and control the water, wastewater and storm sewer systems. This is custom software designed specifically for our systems.
CIP Evaluation Criteria:	Deteriorated Facility, Health Safety, Systematic Replacement, Operating Efficiency, Resource Conservation
Comprehensive Plan:	No direct reference.
Multi-year:	No
Coordination:	No
Cost Estimate:	\$75,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Water Fund

Project Title:	<b>Water system modeling and tower elimination study</b>
Department:	Water
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Ongoing project to model the entire water system as part of a study to determine if the Franklin Street water tower could be decommissioned, and if so, what improvements to the water system might be required.
CIP Evaluation Criteria:	Deteriorated Facility, Health Safety, Systematic Replacement, Operating Efficiency, Resource Conservation
Comprehensive Plan:	No direct reference.
Multi-year:	Yes
Coordination:	No
Cost Estimate:	\$61,200
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Water Fund

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Project Title:	<b>West side water system improvements</b>
Department:	Water
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Possible improvements and/or maintenance to the west side water distribution system as recommended by the not yet completed water system modeling and tower elimination study.
CIP Evaluation Criteria:	Deteriorated Facility, Health Safety, Systematic Replacement, Operating Efficiency, Resource Conservation
Comprehensive Plan:	No direct reference.
Multi-year:	Yes
Coordination:	No
Cost Estimate:	\$350,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Water Fund

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Project Title:	<b>Hydrant and valve replacement</b>
Department:	Water
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Replace hydrants and valves that are no longer operating properly.
CIP Evaluation Criteria:	Deteriorated Facility, Health Safety, Systematic Replacement, Operating Efficiency, Resource Conservation
Comprehensive Plan:	No direct reference.
Multi-year:	Yes
Coordination:	No
Cost Estimate:	\$20,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Water Fund

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Project Title:	<b>Pipe locator</b>
Department:	Water
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Purchase of quality pipe locating equipment for use by the Water, Sewer, Public Works, and Engineering Departments. The ability to accurately locate pipes can be valuable for planning and design as well as making efficient repairs while minimizing water loss.
CIP Evaluation Criteria:	Health Safety, Operating Efficiency, Resource Conservation, New Expanded Facility
Comprehensive Plan:	No direct reference.
Multi-year:	No
Coordination:	No
Cost Estimate:	\$10,000
Basis of Cost Estimate:	Preliminary estimate from supplier
Funding Source:	Water Fund

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Project Title:	<b>Elm Street water main addition</b>
Department:	Water
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Install a water main in Elm Street between Fulton Street and Council Fire Circle. The new main would provide a secondary supply for the Indian Ridge Subdivision. The subdivision is currently served by only a single source on Blackhawk Drive. During water main breaks or repairs, water must be shutoff to the entire subdivision. The proposed water main would remedy the issue.
CIP Evaluation Criteria:	Health Safety, Operating Efficiency, Coordination, New Expanded Facility
Comprehensive Plan:	No direct reference.
Multi-year:	No
Coordination:	Yes, coordinate with street paving
Cost Estimate:	\$84,200
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	Water Fund

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Project Title:	<b>South Street watermain replacement</b>
Department:	Water
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Replacement of old watermain in South Street. Construction should be undertaken before the planned paving of the street in 2020.
CIP Evaluation Criteria:	Deteriorated Facility, Health Safety, Systematic Replacement, Operating Efficiency, Resource Conservation
Comprehensive Plan:	No direct reference.
Multi-year:	No
Coordination:	Yes
Cost Estimate:	\$165,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Water Fund
Project Title:	<b>East Side Water System DSI-Park Ave water main</b>
Department:	Water
Date Submitted:	January 2016
Project Priority:	Medium
Project Description:	Replace 2,525 feet of 6" and 4" water main with 10" water main in order to resolve a low pressure issue at the north end of Park Avenue on the east side of the river. The project is more fully described on page 5-1 of the 2015 Water System Study Report prepared by IIW Engineers and Surveyors. For the purposes of the CIP, this project also includes the installation of new water main on Fifth Street from Madison Street to Louieville Court.
CIP Evaluation Criteria:	Systematic Replacement, Health Safety, Equitable Provision of Services
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	Yes
Cost Estimate:	\$1,400,000
Basis of Cost Estimate:	Estimate from consulting engineer
Funding Source:	Water Fund
Project Title:	<b>East Side Water System DS2-Highway 20 water main</b>
Department:	Water
Date Submitted:	January 2016
Project Priority:	Low
Project Description:	Replace 720 feet of 4" water main with 6" water main under US Highway 20 between Park Avenue and Fourth Street. Also, replace 360 feet of 4" water main under Third Street from Highway 20 to Lafayette Street. This improvement is designed to resolve a low pressure issue in the area of the improvement. The project is more fully described on page 5-1 of the 2015 Water System Study Report prepared by IIW Engineers and Surveyors.
CIP Evaluation Criteria:	Systematic Replacement, Health Safety, Equitable Provision of Services
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	Yes
Cost Estimate:	\$200,000
Basis of Cost Estimate:	Estimate from consulting engineer
Funding Source:	Water Fund
Project Title:	<b>East Side Water System DS3-south pressure reduction station</b>
Department:	Water
Date Submitted:	January 2016
Project Priority:	Low
Project Description:	Install 900 feet of 6" water main and a 6" pressure reduction station between Bouthillier Street and US Highway 20 in the Fourth Street right-of-way. The improvement is to address a fire flow deficiency in the area of the improvement. The project is more fully described on page 5-1 of the 2015 Water System Study Report prepared by IIW Engineers and Surveyors.
CIP Evaluation Criteria:	New Facility, Health Safety, Equitable Provision of Services
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	Yes
Cost Estimate:	\$200,000
Basis of Cost Estimate:	2015 estimate from consulting engineer
Funding Source:	Water Fund

Project Title:	<b>East Side Water System WS1-new well and pump house</b>
Department:	Water
Date Submitted:	October 2004
Project Priority:	Low
Project Description:	Construct a new well and pump house on the east side of the Galena River adjacent to the Horseshoe Mound reservoir to provide a
CIP Evaluation Criteria:	New Facility, Health Safety, Equitable Provision of Services
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	Yes
Cost Estimate:	\$1,635,000
Basis of Cost Estimate:	2015 estimate from consulting engineer
Funding Source:	Water Fund

Project Title:	<b>Water and Sewer Rolling Stock Plan (See Appendix G)</b>
Department:	Water and Sewer
Date Submitted:	December 2018
Project Priority:	Medium
Project Description:	Systematic replacement of water and sewer vehicles and rolling equipment.
CIP Evaluation Criteria:	Deteriorated Facilities, Systematic Replacement, Operating Efficiency
Comprehensive Plan:	No direct reference
Multi-year:	Yes
Coordination:	Yes. Coordinate with Public Works Rolling Stock Plan
Cost Estimate:	\$160,000
Basis of Cost Estimate:	Current cost plus inflation factor
Funding Source:	Water and Sewer Funds

**SEWER**

Project Title:	<b>Sewer video camera</b>
Department:	Sewer
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Purchase a quality municipal grade video camera for performing pipe inspections. The camera would improve the efficiency of investigations and repairs.
CIP Evaluation Criteria:	Public Health and Safety, Operating Efficiency, New/Expanded Facility
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$20,000
Basis of Cost Estimate:	Estimate from vendor
Funding Source:	Sewer Fund

Project Title:	<b>East side sewer crossing repair</b>
Department:	Sewer
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Replace damaged sewer main under the east side levee just south of the Meeker Street pedestrian bridge.
CIP Evaluation Criteria:	Public Health and Safety, Operating Efficiency, Systematic Replacement, Deteriorated Facility
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$12,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Sewer Fund

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Project Title:	<b>Screening building controller replacement</b>
Department:	Sewer
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Replace the original controller from 2001 in the screening building at the wastewater treatment plant. The controller is used to operated the mechanism that performs the primary screening of inorganic solids from the influent.
CIP Evaluation Criteria:	Public Health and Safety, Operating Efficiency, Systemmatic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$12,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Sewer Fund

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Project Title:	<b>Treatment plant influent samplers replacement</b>
Department:	Sewer
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Replace the original influent samplers from 2001 at the wastewater treatment plant. The automated samplers are used to comply with regulatory sampling of the wastewater entering the treatment facility.
CIP Evaluation Criteria:	Public Health and Safety, Operating Efficiency, Systemmatic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$16,000
Basis of Cost Estimate:	Preliminary estimate
Funding Source:	Sewer Fund

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Project Title:	<b>Inflow and infiltration study</b>
Department:	Sewer
Date Submitted:	January 2010
Project Priority:	High
Project Description:	Professional study to determine points of inflow and infiltration of water into the sewer system. Reducing inflow and infiltration can reduce operational costs, including electrical costs.
CIP Evaluation Criteria:	Operating Efficiency, Resource Conservation
Comprehensive Plan:	No direct reference
Multi-year:	Yes, implement recommendations in future year(s)
Coordination:	No
Cost Estimate:	\$10,000
Basis of Cost Estimate:	Estimate
Funding Source:	Sewer Fund

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Project Title:	<b>Hughlett Creek sewer main replacement</b>
Department:	Sewer Fund
	October 2004
Project Priority:	Low
Project Description:	Replace under sized and deteriorated sewer main in the Hughlett Creek valley below Dewey Avenue.
CIP Evaluation Criteria:	Systematic Replacement, Expanded Facility
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$130,000
Basis of Cost Estimate:	Similar projects
Funding Source:	Sewer Fund

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Project Title:	<b>Madison and Fifth Street sewer main extension</b>
Department:	Sewer
Date Submitted:	October 2004
Project Priority:	Low
Project Description:	Install sanitary sewer main in the area of Madison Street and Fifth Street to convert eight homes from septic to public sewer. This is the
CIP Evaluation Criteria:	New Facility, Equitable Provision of Services, Health Safety
	P. 113 "Where feasible, connect all residences not currently served with sanitary sewer and water to the City's system to protect the public health and safety of the community and the City's water supply."
Comprehensive Plan:	
Multi-year:	No
Coordination:	No
Cost Estimate:	\$220,000
Basis of Cost Estimate:	Similar projects
Funding Source:	Sewer Fund

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**PUBLIC SAFETY**

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Project Title:	<b>Replace office computers</b>
Department:	Police
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Purchase 11 new desktop computers for the Police Department to replace computers that have outlived their useful lives.
CIP Evaluation Criteria:	Deteriorated Facility, Systematic Replacement, Operating Efficiency
Comprehensive Plan:	No direct reference.
Multi-year:	No
Coordination:	No
Cost Estimate:	\$12,500
Basis of Cost Estimate:	Estimate from IT consultant
Funding Source:	General Fund

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Project Title:	<b>Storm windows for Police Department</b>
Department:	Police
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Purchase storm window inserts for the interior of the Police Department. The windows are designed to fit inside the jambs and sill to provide energy efficient
CIP Evaluation Criteria:	Operating Efficiency
Comprehensive Plan:	No direct reference.
Multi-year:	No
Coordination:	No
Cost Estimate:	\$15,000
Basis of Cost Estimate:	Estimate from vendor
Funding Source:	General Fund

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Project Title:	<b>Police Rolling Stock Plan</b>
Department:	Police
Date Submitted:	December 2018
Project Priority:	High
Project Description:	Systematic plan to replace squad cars in the Police Department. Replacement plan should be based on operating cost per mile, disruption to operations resulting from repairs and safety of the vehicles.
CIP Evaluation Criteria:	Deteriorated Facility, Systematic Replacement, Operating Efficiency
	P. 115 "Identify grant funding and other outside sources that will aid in purchasing capital equipment and the construction of new facilities, if they are determined to be necessary."
Comprehensive Plan:	
Multi-year:	No
Coordination:	No
Cost Estimate:	\$185,809
Basis of Cost Estimate:	Estimate based on current costs of new vehicles plus inflation factor
Funding Source:	General Fund/Court Fines

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**FIRE DEPARTMENT**

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Project Title: **Paint exterior of building and replace windows**  
 Department: Fire  
 Date Submitted: January 2010  
 Project Priority: Low  
 Project Description: Replace all windows on the Bench Street Fire Department building with new energy efficient windows and paint exterior doors.  
 CIP Evaluation Criteria: Deteriorated Facility, Systemmatic Replacement, Resource Conservation  
 Comprehensive Plan: No direct reference.  
 Multi-year: No  
 Coordination: No  
 Cost Estimate: \$55,000  
 Basis of Cost Estimate: Estimate  
 Funding Source: Fire Fund

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Project Title: **Replace bunker gear**  
 Department: Fire  
 Date Submitted: January 2015  
 Project Priority: High  
 Project Description: Replace outer protective clothing for all fire fighters.  
 CIP Evaluation Criteria: Deteriorated Facility, Systematic Replacement, Health Safety  
 Comprehensive Plan: No direct reference  
 Multi-year: No  
 Coordination: No  
 Cost Estimate: \$150,000  
 Basis of Cost Estimate: Estimate  
 Funding Source: Fire Fund

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Project Title: **Replace SCBA gear**  
 Department: Fire  
 Date Submitted: January 2015  
 Project Priority: Medium  
 Project Description: Replace self contained breathing apparatus (SCBA)  
 CIP Evaluation Criteria: Deteriorated Facility, Systematic Replacement, Health Safety  
 Comprehensive Plan: No direct reference  
 Multi-year: No  
 Coordination: No  
 Cost Estimate: \$150,000  
 Basis of Cost Estimate: Estimate  
 Funding Source: Fire Fund

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Project Title: **Training center classroom building**  
 Department: Fire  
 Date Submitted: January 2015  
 Project Priority: High  
 Project Description: Begin construction of new multi-purpose classroom building with vehicle bay. Building to be located on the property of the training center in the Industrial Park.  
 CIP Evaluation Criteria: Operating Efficiency, New Facility, Health Safety  
 Comprehensive Plan: No direct reference  
 Multi-year: No  
 Coordination: No  
 Cost Estimate: \$960,000  
 Basis of Cost Estimate: Architect's Estimate  
 Funding Source: Fire Fund, not-for-profit Volunteer Fire Department

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Project Title:	<b>Fire Department Rolling Stock Plan</b>
Department:	Fire
Date Submitted:	December 2018
Project Priority:	Medium
Project Description:	Systematic replacement of fire vehicles. (See Fire Department Rolling Stock Plan)
CIP Evaluation Criteria:	Deteriorated Facility, Systematic Replacement, Operating Efficiency
Comprehensive Plan:	P. 115 "Develop a long term capital equipment and staffing plan for the Police and Fire Departments, based on population, tourism and
Multi-year:	No
Coordination:	No
Cost Estimate:	\$150,000
Basis of Cost Estimate:	Review of current costs plus inflation
Funding Source:	Fire Fund, borrowing

**PARKS AND RECREATION**

Project Title:	<b>Grant Park Restoration</b>
Department:	Parks
Date Submitted:	December 2017
Project Priority:	High
Project Description:	Two year commitment of \$25,000 each year toward the Grant Park Restoration Project. The project is a partnership with the Galena Foundation to improve and fully rehabilitate the park.
CIP Evaluation Criteria:	Health Safety, Deteriorated Facility, Systematic Replacement
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	No
Cost Estimate:	\$50,000
Basis of Cost Estimate:	Annual amount
Funding Source:	Park Fund

Project Title:	<b>Canoe and kayak launch</b>
Department:	Parks
Date Submitted:	January 2015
Project Priority:	High
Project Description:	Construction of a canoe, kayak launch and park south of the U.S. Highway 20 bridge and east of the Gazette parking lot. The project is expected to be completely grant funded.
CIP Evaluation Criteria:	Expanded Facility, Resource Conservation
Comprehensive Plan:	No direct reference
Multi-year:	No
Coordination:	Yes. Water main replacement has been completed in the area of the parking lot.
Cost Estimate:	\$110,000
Basis of Cost Estimate:	Engineer's estimate
Funding Source:	DNR grant funds, Community Development Fund of Galena grant

Project Title:	<b>Ridge Street park playground replacement</b>
Department:	Parks
Date Submitted:	December 2018
Project Priority:	Medium
Project Description:	Replace all playground equipment in the park with current, code compliant equipment.
CIP Evaluation Criteria:	Systematic Replacement, Health Safety, Deteriorated Facility
Comprehensive Plan:	P. 119 "Develop a comprehensive maintenance program for the parks. This program should be part of the regular Capital Improvement
Multi-year:	No
Coordination:	No
Cost Estimate:	\$40,000
Basis of Cost Estimate:	Cost of similar projects
Funding Source:	Grant

Project Title:	<b>Bouthillier Street park playground replacement</b>
Department:	Parks
Date Submitted:	December 2018
Project Priority:	Medium
Project Description:	Replace all playground equipment in the park with current, code compliant equipment.
CIP Evaluation Criteria:	Systematic Replacement, Health Safety, Deteriorated Facility
Comprehensive Plan:	P. 119 "Develop a comprehensive maintenance program for the parks. This program should be part of the regular Capital Improvement
Multi-year:	No
Coordination:	No
Cost Estimate:	\$40,000
Basis of Cost Estimate:	Cost of similar projects
Funding Source:	Parks Fund

Project Title:	<b>Replace lighting at Rec Park ball field</b>
Department:	Parks
Date Submitted:	December 2017
Project Priority:	Medium
Project Description:	Replace lighting on poles above Rec Park ball field. Add lighting to allow sand volleyball courts to be used at night.
CIP Evaluation Criteria:	Systematic Replacement, Health Safety, Deteriorated Facility
Comprehensive Plan:	P. 119 "Develop a comprehensive maintenance program for the parks. This program should be part of the regular Capital Improvement
Multi-year:	No
Coordination:	No
Cost Estimate:	\$80,000
Basis of Cost Estimate:	Engineer's Estimate
Funding Source:	Park Fund

Project Title:	<b>Swimming pool maintenance and improvements</b>
Department:	Pool
Date Submitted:	December 2018
Project Priority:	High, Medium, Low
Project Description:	Numerous maintenance and improvement projects implemented over a multi-year period. The projects are more fully described in Appendix H, "Swimming Pool Maintenance and Improvement Plan."
CIP Evaluation Criteria:	Systematic Replacement, Health Safety, Deteriorated Facility, Expanded Facility
Comprehensive Plan:	P. 119 "Develop a comprehensive maintenance program for the parks. This program should be part of the regular Capital Improvement Plan."
Multi-year:	Yes
Coordination:	No
Cost Estimate:	\$155,500
Basis of Cost Estimate:	Quotes and estimates
Funding Source:	Pool Fund

**TURNER HALL**

Project Title:	<b>Turner Hall maintenance and improvements</b>
Department:	Turner Hall
Date Submitted:	December 2018
Project Priority:	Medium
Project Description:	Numerous maintenance and improvement projects implemented over a multi-year period. The projects are more fully described in Appendix I, "Turner Hall Maintenance and Improvement Plan."
CIP Evaluation Criteria:	Resource Conservation, Operating Efficiency, Deteriorated Facility, Systematic Replacement, Expanded Facility
Comprehensive Plan:	P. 121 "Continue to better utilize Turner Hall."
Multi-year:	Yes, two year project
Coordination:	No
Cost Estimate:	\$187,500
Basis of Cost Estimate:	Estimates
Funding Source:	Turner Hall Fund, General Fund, grants

**ATTACHMENT B. EVALUATION OF PROJECTS USING CRITERIA (FY 2020-2024)**

Dept.	Project Description	Criterion							
		Health/Safety Risk	Systematic Replacement	Deteriorated Facility	Equitable Provision	Operating Efficiency	Coordination	New/Expanded Facility	Resource Conservation
<b>Public Works</b>									
DPW	5-Year Street Improvement Program (See Appendix A)		X	X	X	X	X		
DPW	Downtown sidewalk and crosswalk replacement	X	X	X					
DPW	Paint Highway 20 and Riverside Drive traffic lights	X		X					
DPW	Replace approach structure on Meecker St pedestrian bridge	X	X	X					
DPW	Repairs to Kohlsaar Bridge deck	X	X	X					
DPW	Additional parking at Recreation Park							X	
DPW	Gear Street sidewalk	X						X	
DPW	Commerce Street parking lot design and reconstruction		X	X					
DPW	Replace culvert on Dodge Street between Gear and South		X	X					
DPW	Repair headwall at top of Green Street Steps			X					
DPW	Paint Highway 20 bridge railings			X					
DPW	Replace Green Street steps from Main to Bench		X	X					
DPW	Dewey Avenue bridge replacement	X	X	X					
DPW	Sidewalk from US 20 to Cobblestone	X						X	
DPW	Annual sidewalk/steps replacement program	X		X	X			X	
DPW	Seal concrete floor in Public Works Building			X					
DPW	Wayfinding signage project	X	X	X					
DPW	Public Works Rolling Stock Plan		X	X		X			
<b>Engineering/Administration</b>									
ENG	Replace office computers and council iPads		X			X			
ENG	Battery storage for City Hall solar							X	X
<b>Flood Control</b>									
FLD	Flood Control Rolling Stock Plan		X	X		X			
FLD	Replace controller at Riverside Drive pump station		X	X		X			
<b>Water</b>									
WAT	Update SCADA system and computer	X		X		X			X
WAT	Water system modeling and tower elimination study	X	X	X		X			X
WAT	West side water system improvements	X	X	X		X			X
WAT	Hydrant and valve replacement	X	X	X		X			X
WAT	Pipe locator	X				X		X	X
WAT	Elm Street water main addition	X				X	X	X	
WAT	South Street watermain replacement	X	X	X		X			X
WAT	East Side Water System DS1-Park Ave water main	X	X		X				
WAT	East Side Water System DS2-Highway 20 water main	X	X		X				
WAT	East Side Water System DS3-south pressure reduction station	X			X			X	
WAT	East Side Water System WS1-new well and pump house	X			X			X	
WAT	Water Rolling Stock Plan		X	X		X			

Dept.	Project Description	Health/Safety Risk	Systematic Replacement	Deteriorated Facility	Equitable Provision	Operating Efficiency	Coordination	New/Expanded Facility	Resource Conservation
<b>Sewer</b>									
SEW	Sewer video camera		X			X			
SEW	East side sewer crossing repair	X	X	X		X			
SEW	Screening building controller replacement	X	X			X			
SEW	Treatment plant influent samplers replacement	X	X			X			
SEW	Inflow and infiltration study					X			X
SEW	Hughlett Creek sewer main replacement		X					X	
SEW	Madison and Fifth Street sewer main extension	X			X			X	
SEW	Sewer Rolling Stock Plan		X	X		X			
<b>Public Safety</b>									
POL	Replace office computers		X	X		X			
POL	Storm windows for Police Department					X			
POL	Police Rolling Stock Plan		X	X		X			
<b>Fire</b>									
FD	Paint exterior of building and replace windows		X	X					X
FD	Replace bunker gear	X	X	X					
FD	Replace SCBA gear	X	X	X					
FD	Training center classroom building	X				X		X	
FD	Fire Department Rolling Stock Plan		X	X		X			
<b>Culture and Recreation</b>									
PAR	Grant Park Restoration	X	X	X					
PAR	Canoe and kayak launch							X	X
PAR	Ridge Street park playground replacement	X	X	X					
PAR	Bouthillier Street park playground replacement	X	X	X					
PAR	Replace lighting at Rec Park ball field	X	X	X					
SP	Swimming pool maintenance and improvements	X	X	X				X	
TH	Turner Hall maintenance and improvements		X	X		X		X	X

### ATTACHMENT C. RECOMMENDED CAPITAL IMPROVEMENT PLAN (FY 2020-2024)

Dept.	Project Description	Estimated Cost	Grant Funding?	Priority			FY 19/20 Cost	FY 20/21 Cost	FY 21/22 Cost	FY 22/23 Cost	FY 23/24 Cost	Total CIP Cost
				High	Medium	Low						
<b>Public Works</b>												
DPW	5-Year Street Improvement Program (See Appendix A)	\$ 1,834,716		X			\$ 310,000	\$ 342,350	\$ 363,712	\$ 412,695	\$ 405,959	\$ 1,834,716
DPW	Downtown sidewalk and crosswalk replacement	\$ 420,000	X	X			\$ 320,000		\$ 50,000		\$ 50,000	\$ 420,000
DPW	Paint Highway 20 and Riverside Drive traffic lights	\$ 12,000		X			\$ 12,000					\$ 12,000
DPW	Replace approach structure on Meeker St pedestrian bridge	\$ 35,000		X				\$ 35,000				\$ 35,000
DPW	Repairs to Kohlsaas Bridge deck	\$ 12,000		X			\$ 12,000					\$ 12,000
DPW	Additional parking at Recreation Park	\$ 50,000	X	X			\$ 50,000					\$ 50,000
DPW	Gear Street sidewalk	\$ 190,000		X								\$ -
DPW	Commerce Street parking lot design and reconstruction	\$ 112,500		X			\$ 12,000	\$ 100,000				\$ 112,000
DPW	Replace culvert on Dodge Street between Gear and South	\$ 15,000		X			\$ 15,000					\$ 15,000
DPW	Repair headwall at top of Green Street Steps	\$ 10,000			X				\$ 10,000			\$ 10,000
DPW	Paint Highway 20 bridge railings	\$ 12,000			X		\$ 12,000					\$ 12,000
DPW	Replace Green Street steps from Main to Bench	\$ 30,000			X					\$ 30,000		\$ 30,000
DPW	Dewey Avenue bridge replacement	\$ 73,500	X		X			\$ 73,500				\$ 73,500
DPW	Sidewalk from US 20 to Cobblestone	\$ 50,000			X			\$ 50,000				\$ 50,000
DPW	Annual sidewalk/steps replacement program	\$ 50,000			X		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
DPW	Seal concrete floor in Public Works Building	\$ 60,000			X			\$ 60,000				\$ 60,000
DPW	Wayfinding signage project	\$ 106,500			X							\$ -
DPW	Public Works Rolling Stock Plan	\$ 618,400			X		\$ 123,300	\$ 165,300	\$ 103,800	\$ 121,500	\$ 104,500	\$ 618,400
	<b>TOTAL</b>	<b>\$ 3,691,616</b>					<b>\$ 876,300</b>	<b>\$ 836,150</b>	<b>\$ 537,512</b>	<b>\$ 544,195</b>	<b>\$ 600,459</b>	<b>\$ 3,394,616</b>
<b>Engineering/Administration</b>												
ENG	Replace office computers and council iPads	\$ 35,000		X			\$ 35,000					\$ 35,000
ENG	Battery storage for City Hall solar	\$ 10,000	X		X							\$ -
	<b>TOTAL</b>	<b>\$ 45,000</b>					<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>
<b>Flood Control</b>												
FLD	Flood Control Rolling Stock Plan	\$ 30,850		X				\$ 3,500	\$ 9,550	\$ 3,800	\$ 10,000	\$ 26,850
FLD	Replace controller at Riverside Drive pump station	\$ 12,000		X			\$ 12,000					\$ 12,000
	<b>TOTAL</b>	<b>\$ 42,850</b>					<b>\$ 12,000</b>	<b>\$ 3,500</b>	<b>\$ 9,550</b>	<b>\$ 3,800</b>	<b>\$ 10,000</b>	<b>\$ 38,850</b>
<b>Water</b>												
WAT	Update SCADA system and computer	\$ 75,000		X			\$ 75,000					\$ 75,000
WAT	Water system modeling and tower elimination study	\$ 61,200		X			\$ 35,400	\$ 25,800				\$ 61,200
WAT	West side water system improvements	\$ 350,000		X			\$ 20,000	\$ 130,000	\$ 100,000	\$ 100,000		\$ 350,000
WAT	Hydrant and valve replacement	\$ 20,000		X				\$ 10,000		\$ 10,000		\$ 20,000
WAT	Pipe locator	\$ 10,000		X								\$ -
WAT	Elm Street water main addition	\$ 84,200		X						\$ 84,200		\$ 84,200
WAT	South Street watermain replacement	\$ 165,000			X				\$ 165,000			\$ 165,000
WAT	East Side Water System DS1-Park Ave water main	\$ 1,400,000			X			\$ 1,400,000				\$ 1,400,000
WAT	East Side Water System DS2-Highway 20 water main	\$ 200,000			X		\$ 200,000					\$ 200,000
WAT	East Side Water System DS3-south pressure reduction station	\$ 200,000				X						\$ -
WAT	East Side Water System WS1-new well and pump house	\$ 1,635,000				X						\$ -
WAT	Water Rolling Stock Plan	\$ 80,000				X	\$ 44,000	\$ 24,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 80,000
	<b>TOTAL</b>	<b>\$ 4,280,400</b>					<b>\$ 374,400</b>	<b>\$ 1,589,800</b>	<b>\$ 269,000</b>	<b>\$ 198,200</b>	<b>\$ 4,000</b>	<b>\$ 2,435,400</b>

Dept.	Project Description	Estimated Cost		Priority			FY 19/20 Cost	FY 20/21 Cost	FY 21/22 Cost	FY 22/23 Cost	FY 23/24 Cost	Total CIP Cost
				High	Medium	Low						
<b>Sewer</b>												
SEW	Sewer video camera	\$ 20,000		X			\$ 20,000					\$ 20,000
SEW	East side sewer crossing repair	\$ 12,000		X			\$ 12,000					\$ 12,000
SEW	Screening building controller replacement	\$ 12,000		X			\$ 12,000					\$ 12,000
SEW	Treatment plant influent samplers replacement	\$ 16,000		X			\$ 8,000	\$ 8,000				\$ 16,000
SEW	Inflow and infiltration study	\$ 10,000			X			\$ 10,000				\$ 10,000
SEW	Hughlett Creek sewer main replacement	\$ 130,000				X						\$ -
SEW	Madison and Fifth Street sewer main extension	\$ 220,000				X			\$ 220,000			\$ 220,000
SEW	Sewer Rolling Stock Plan	\$ 40,000			X		\$ 12,000	\$ 2,000	\$ 2,000	\$ 2,000		\$ 18,000
	<b>TOTAL</b>	<b>\$ 460,000</b>					<b>\$ 64,000</b>	<b>\$ 20,000</b>	<b>\$ 2,000</b>	<b>\$ 222,000</b>	<b>\$ -</b>	<b>\$ 308,000</b>
<b>Public Safety</b>												
POL	Replace office computers	\$ 12,500		X			\$ 12,500					\$ 12,500
POL	Storm windows for Police Department	\$ 15,000			X		\$ 15,000					\$ 15,000
POL	Police Rolling Stock Plan	\$ 185,809		X			\$ 35,000		\$ 37,130	\$ 38,240	\$ 39,390	\$ 149,759
	<b>TOTAL</b>	<b>\$ 213,309</b>					<b>\$ 62,500</b>	<b>\$ -</b>	<b>\$ 37,130</b>	<b>\$ 38,240</b>	<b>\$ 39,390</b>	<b>\$ 177,259</b>
<b>Fire</b>												
FD	Paint exterior of building and replace windows	\$ 55,000		X			\$ 55,000					\$ 55,000
FD	Replace bunker gear	\$ 150,000			X			\$ 150,000				\$ 150,000
FD	Replace SCBA gear	\$ 150,000			X							\$ -
FD	Training center classroom building	\$ 960,000				X						\$ -
FD	Fire Department Rolling Stock Plan	\$ 150,000		X			\$ -		\$ -			\$ -
	<b>TOTAL</b>	<b>\$ 1,465,000</b>					<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 205,000</b>
<b>Culture and Recreation</b>												
PAR	Grant Park Restoration	\$ 50,000	X	X			\$ 25,000					\$ 25,000
PAR	Canoe and kayak launch	\$ 110,000	X	X			\$ 110,000					\$ 110,000
PAR	Ridge Street park playground replacement	\$ 40,000	X		X			\$ 40,000				\$ 40,000
PAR	Bouthillier Street park playground replacement	\$ 40,000			X				\$ 40,000			\$ 40,000
PAR	Replace lighting at Rec Park ball field	\$ 80,000			X				\$ 80,000			\$ 80,000
SP	Swimming pool maintenance and improvements	\$ 155,500		X	X	X	\$ 102,500	\$ 23,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 155,500
	<b>TOTAL</b>	<b>\$ 475,500</b>					<b>\$ 237,500</b>	<b>\$ 63,000</b>	<b>\$ 90,000</b>	<b>\$ 50,000</b>	<b>\$ 10,000</b>	<b>\$ 450,500</b>
<b>TH</b>												
TH	Turner Hall maintenance and improvements	\$ 187,500	X	X	X	X	\$ 75,000	\$ 37,500	\$ 50,000	\$ -	\$ 25,000	\$ 187,500
	<b>TOTAL</b>	<b>\$ 187,500</b>					<b>\$ 75,000</b>	<b>\$ 37,500</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 187,500</b>
	<b>TOTAL</b>	<b>\$ 10,818,325</b>					<b>\$ 1,779,700</b>	<b>\$ 2,546,450</b>	<b>\$ 1,135,642</b>	<b>\$ 1,052,635</b>	<b>\$ 678,848</b>	<b>\$ 7,193,275</b>

APPENDIX A: 5-YEAR STREET IMPROVEMENT PROGRAM (FY 2020-2024)

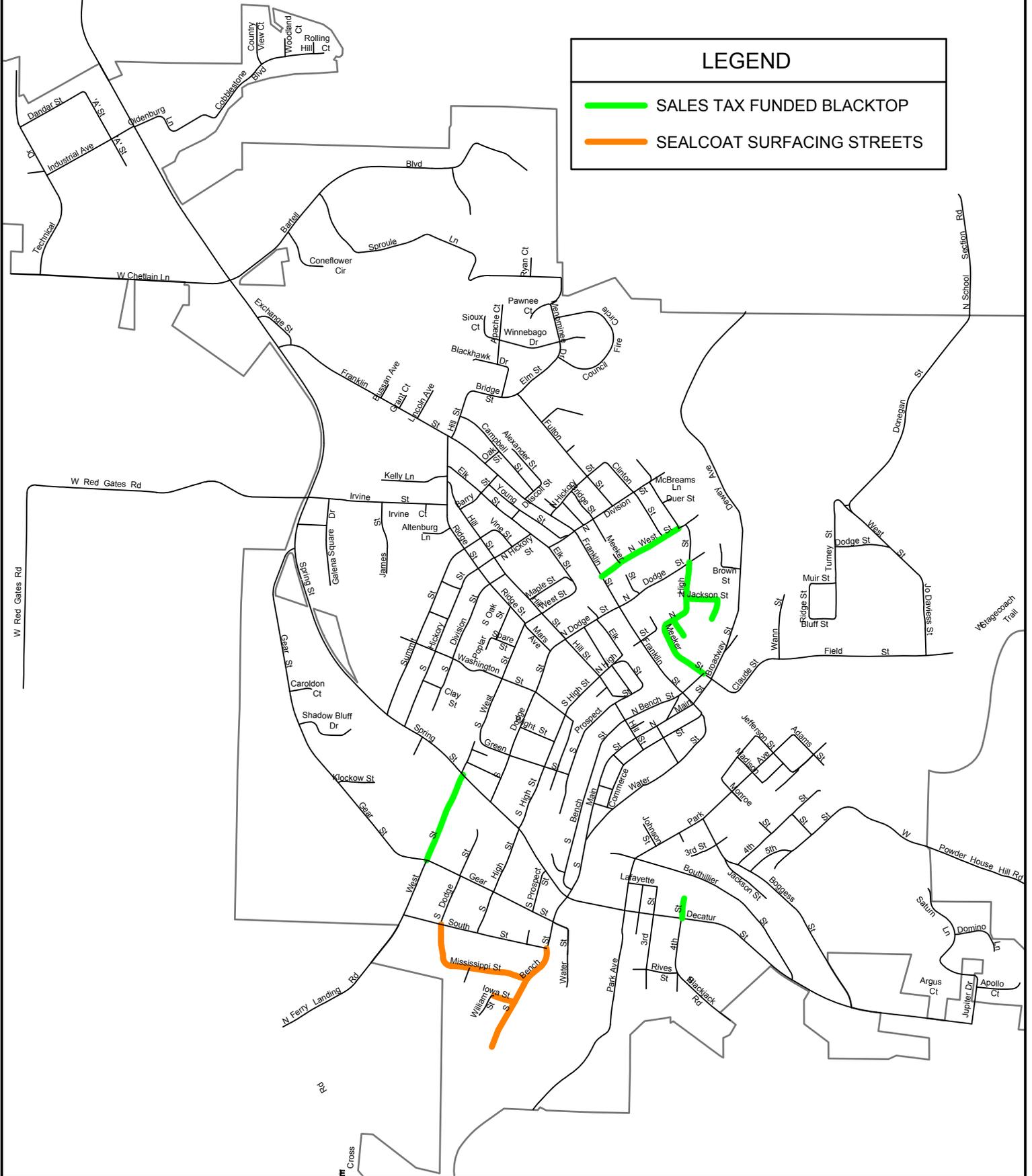
Street	Location	FY 19/20 Cost	FY 20/21 Cost	FY 21/22 Cost	FY 22/23 Cost	FY 23/24 Cost
<b>FY 19/20 (Year 1)</b>						
<b>Sales Tax Projects-Blacktop Overlay</b>						
West Street	Franklin Street to High Street	\$ 57,620				
Fourth Street	Highway 20 to Lafayette	\$ 7,725				
Meeker/N. High Street	Bench Street to Dodge Street	\$ 76,255				
Soldier's Monument Drive	Meeker Street to end	\$ 13,460				
Jackson Street	N. High Street to Harrison Street	\$ 20,000				
Harrison Street	Jackson Street to end	\$ 12,840				
West Street	Highway 20 to Gear Street (including new curb and gutter)	\$ 108,000				
	<b>Blacktop Total</b>	<b>\$ 295,900</b>				
<b>Sales Tax Projects-Sealcoat</b>						
South Bench Street	South Street to end	\$ 8,050				
Mississippi Street	Bench Street to Dodge Street	\$ 6,050				
	<b>Seal Coat Total</b>	<b>\$ 14,100</b>				
<b>Sales Tax Projects-Alley Resurfacing</b>						
No alley resurfacing planned						
	<b>Alley Total</b>	<b>\$ -</b>				
	<b>Sales Tax Projects Total</b>	<b>\$ 310,000</b>				
	<b>TOTAL FY 19/20</b>	<b>\$ 310,000</b>				
<b>FY 20/21 (Year 2)</b>						
<b>Sales Tax Projects-Blacktop Overlay</b>						
Hickory Street	Highway 20 to Ridge Street		\$ 106,835			
Alexander Street	Driscoll Avenue to End		\$ 17,295			
High Street	Highway 20 to South Street		\$ 58,900			
Elk Street	High Street to Dodge Street to West Street		\$ 18,460			
South Street	West to Bench		\$ 98,000			
S. Dodge Street	Gear Street to South Street		\$ 31,000			
S. Prospect Street	South Street to End		\$ 4,540			
Clay Street	Hickory Street to Division Street		\$ 7,320			
	<b>Blacktop Total</b>		<b>\$ 342,350</b>			
<b>Sales Tax Projects-Alley Resurfacing</b>						
No alley resurfacing planned						
	<b>Alley Total</b>		<b>\$ -</b>			
<b>Sales Tax Projects-Sealcoat</b>						
No sealcoat projects planned						
	<b>Sealcoat Total</b>		<b>\$ -</b>			
	<b>TOTAL FY 20/21</b>		<b>\$ 342,350</b>			
<b>FY 21/22 (Year 3)</b>						
<b>Sales Tax Projects-Blacktop Overlay</b>						
West Street	Ridge Street to Dodge Street			\$ 98,420		
Timp 1 Subdivision	Jupiter Drive, Apollo Court, Argus Court, Saturn Lane, Domino Lane			\$ 182,815		
Fourth Street	Bogges Street to End			\$ 53,155		
Monroe Street	Fourth Street to End			\$ 3,152		
	<b>Blacktop Total</b>			<b>\$ 337,542</b>		
<b>Sales Tax Projects-Alley Resurfacing</b>						
Hill Street	High Street to Prospect Street			\$ 20,020		
	<b>Alley Total</b>			<b>\$ 20,020</b>		
<b>Sales Tax Projects-Sealcoat</b>						
No sealcoat projects planned						
	<b>Sealcoat Total</b>			<b>\$ -</b>		
	<b>Sales Tax Projects Total</b>			<b>\$ 357,562</b>		
<b>Non-Sales Tax-Sealcoat</b>						
Parks Department parking lot	Old wastewater plant			\$ 6,150		
	<b>TOTAL FY 21/22</b>			<b>\$ 363,712</b>		
<b>FY 22/23 (Year 4)</b>						
<b>Sales Tax Projects-Blacktop Overlay</b>						
Hill Street, Bridge Street, Elm Street	Franklin Street to Winnebago Drive				\$ 130,000	
S. Division Street	Hill Street to End				\$ 54,080	
Washington Street	Summit Street to High Street				\$ 98,500	
	<b>Blacktop Total</b>				<b>\$ 282,580</b>	
<b>Sales Tax Projects-Alley Resurfacing</b>						
No alley resurfacing planned						
	<b>Alley Total</b>				<b>\$ -</b>	
<b>Sealcoat</b>						
No sealcoating planned						
	<b>Sealcoat Total</b>				<b>\$ -</b>	
	<b>Sales Tax Projects Total</b>				<b>\$ 282,580</b>	
<b>Other Blacktop Projects (Non-Sales Tax)</b>						
Industrial Drive	US Highway 20 to Technical Drive				\$ 53,345	
Technical Drive	Chetlain Lane to Industrial Drive				\$ 76,770	
	<b>Other Projects Total</b>				<b>\$ 130,115</b>	
	<b>TOTAL FY 22/23</b>				<b>\$ 412,695</b>	
<b>FY 23/24 (Year 5)</b>						
<b>Sales Tax Projects-Blacktop Overlay</b>						
S. High Street	Highway 20 to Hill Street					\$ 120,680
Fifth Street	Bogges Street to Madison Street					\$ 53,850
Madison Street	Fourth Street to Fifth Street					\$ 17,859
Powder House Hill Road	Highway 20 to Madison Street					\$ 213,570
	<b>Blacktop Total</b>					<b>\$ 405,959</b>
<b>Alley Resurfacing</b>						
No alley resurfacing planned						
	<b>Alley Total</b>					<b>\$ -</b>
<b>Sealcoat</b>						
No sealcoating planned						
	<b>Sealcoat Total</b>					<b>\$ -</b>
	<b>Sales Tax Projects Total</b>					<b>\$ 405,959</b>
	<b>TOTAL FY 23/24</b>					<b>\$ 405,959</b>
<b>TOTAL CIP COST</b>						<b>\$ 1,834,716</b>

# APPENDIX A1

## CITY OF GALENA - 5 YR. STREET IMPROVEMENT PROGRAM FY 2019-2020

### LEGEND

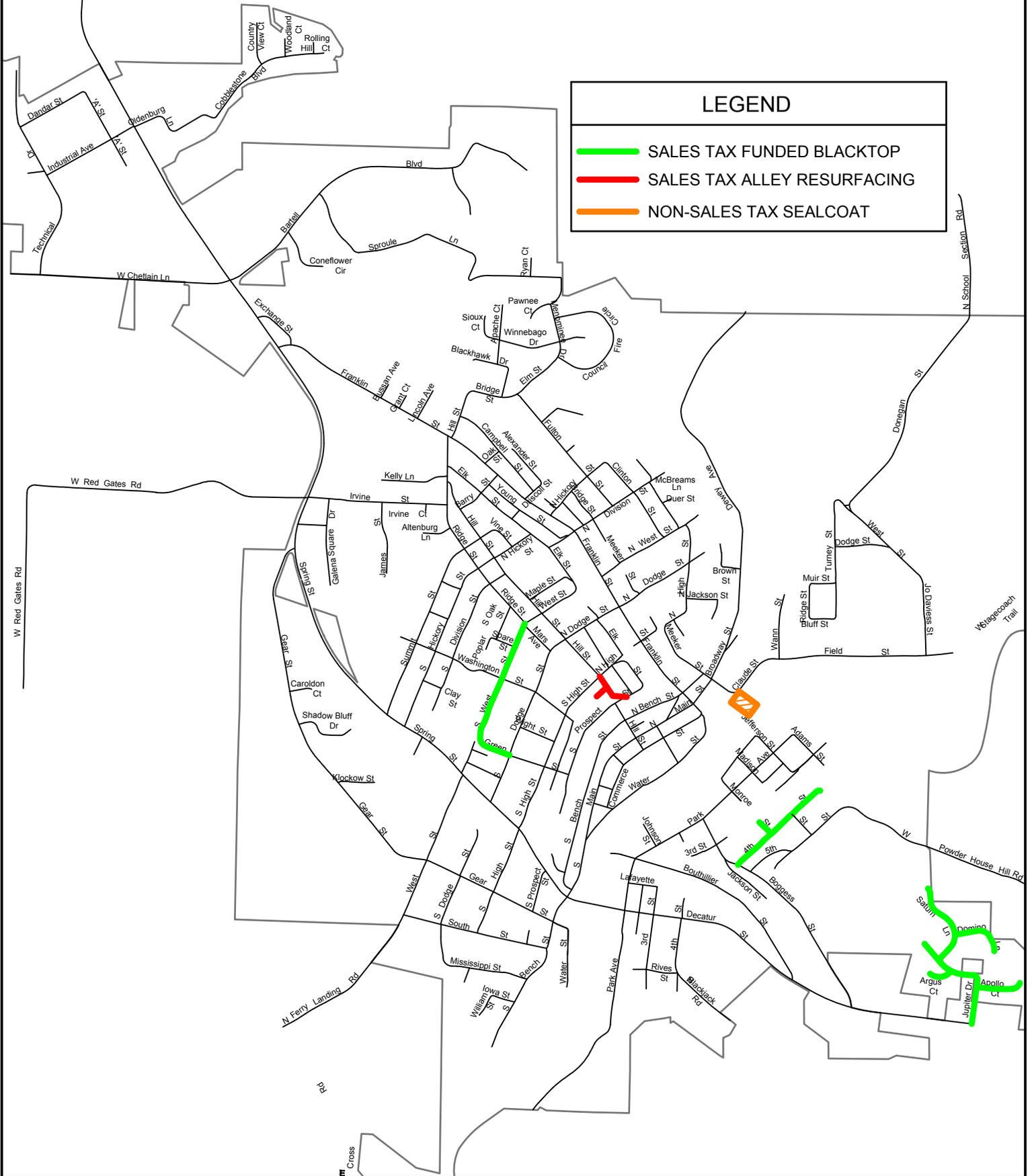
-  SALES TAX FUNDED BLACKTOP
-  SEALCOAT SURFACING STREETS





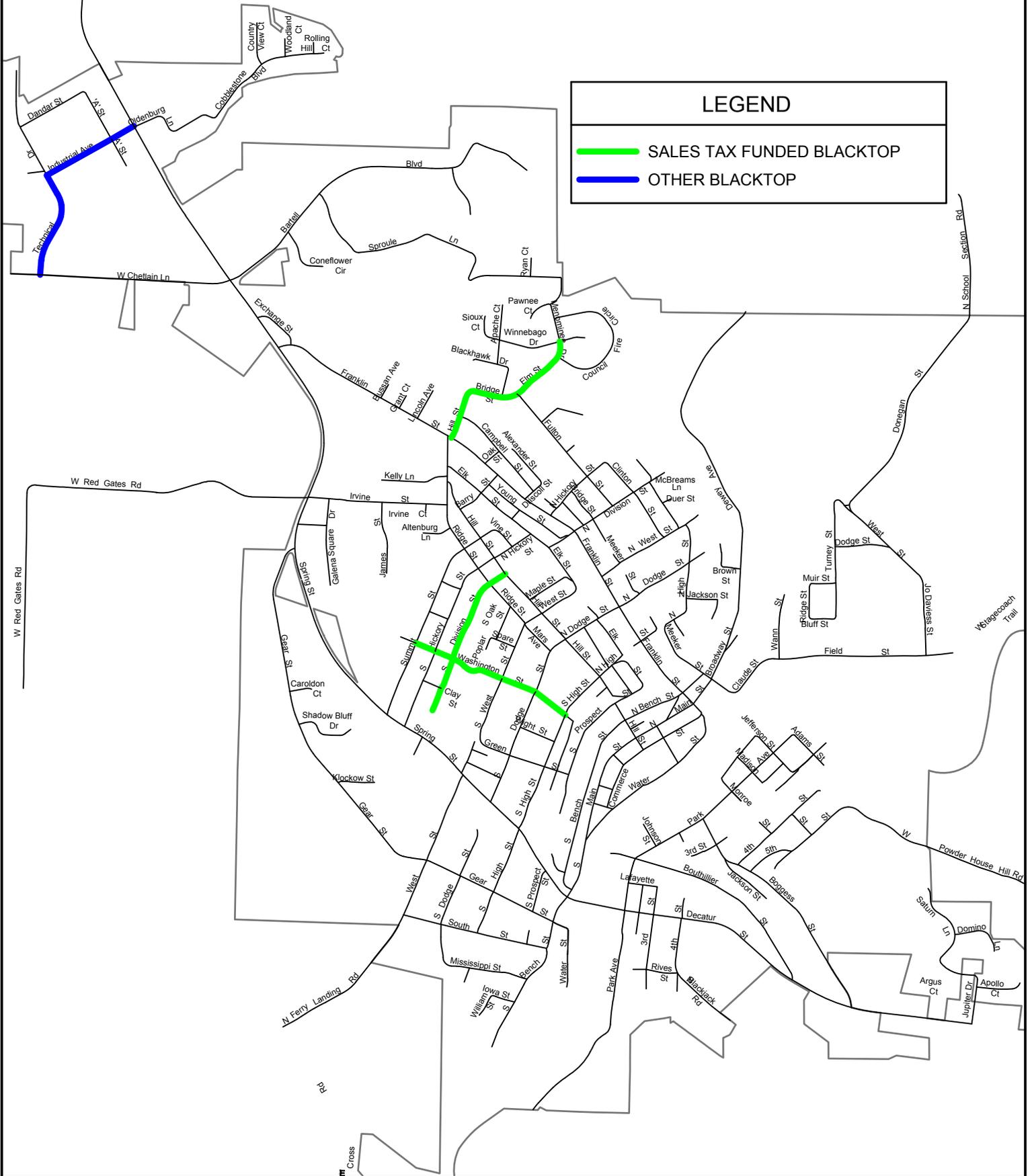
# APPENDIX A1

## CITY OF GALENA - 5 YR. STREET IMPROVEMENT PROGRAM FY 2021-2022



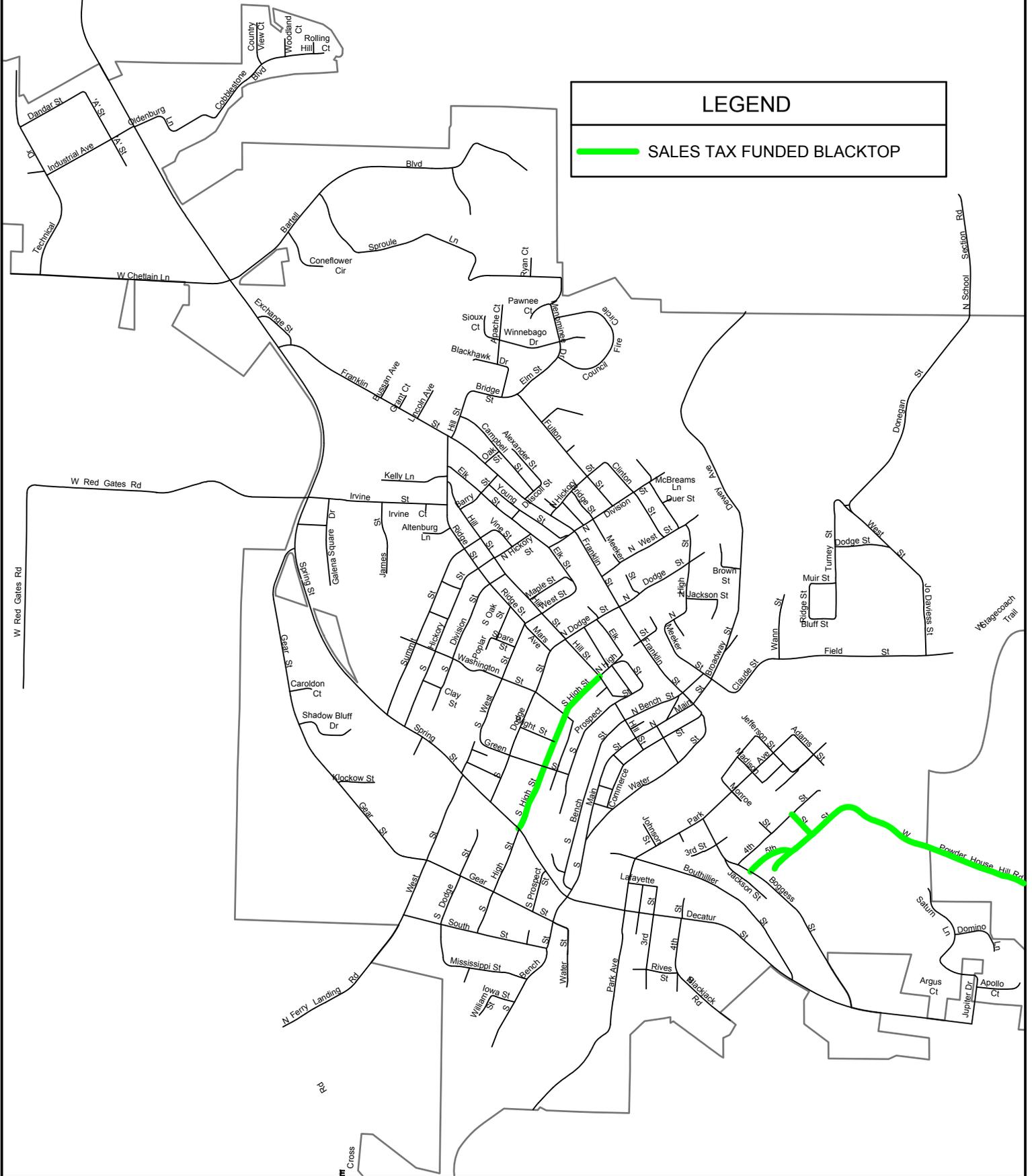
# APPENDIX A1

## CITY OF GALENA - 5 YR. STREET IMPROVEMENT PROGRAM FY 2022-2023



# APPENDIX A1

## CITY OF GALENA - 5 YR. STREET IMPROVEMENT PROGRAM FY 2023-2024



**APPENDIX A2: ALLEY IMPROVEMENT PLAN (FY 2013-2022)**

Based on Condition Assessment Conducted February 7, 2012

Map Location	Alley Location Description	Surface Material	(PASER) Condition	Resurfacing Material	Square Feet	Estimated Surfacing Cost	Priority	Construction Year
A	Between Prospect and High (from Green to Washington)	Asphalt	2	Complete Asphalt Reconstruct	-11,000	\$ 32,700	1	Complete
B	Between Prospect and High (south of Green Street)	Asphalt	6	Patch Edges & 1-2" Asphalt Overlay	-13,000	\$ 19,300	10	Complete
C	Between Prospect and High (south of Hill Street)	Asphalt	5	Patch & 1-2" Asph. O.L. or Patch & Crack Seal?	3,900	\$ 6,750	9	2021-22
D	Between Elk and Hill (from Prospect to High)	Asphalt	1	Complete Asphalt Reconstruct	-8,700	\$ 26,000	3	Complete
E	North of Franklin (between Driscoll and Hickory)	Asphalt	2	Complete Asphalt Reconstruct	-5,400	\$ 7,300	6	Complete
F	Between Elk and Hill (from Dodge to High)	Asphalt	1	Complete Asphalt Reconstruct	-10,300	\$ 30,650	2	Complete
G	Between Franklin and Bridge (from Division to Hickory)	Asphalt	1	Complete Asphalt Reconstruct	-7,300	\$ 7,300	5	Complete
H	Between Main and Bench (north of Hill Street)	Gravel	1	Complete Asphalt Reconstruct	-4,300	\$ 12,800	4	Complete
I	Between Park and Third (South of US 20)	Asphalt	1	Complete Asphalt Reconstruct	-3,400	NA	Private	Complete
J	Between Park and Third (from Lafayette to US 20)	Asphalt	4	Patch Edges & 1-2" Asphalt Overlay	-6,600	\$ 11,400	8	Complete
K	Between Park and Third (from Jefferson to Madison)	Asphalt	3	Patch Edges & 1-2" Asphalt Overlay	-10,200	\$ 17,700	7	Complete
<b>TOTAL</b>						<b>\$ 171,900</b>		

NOTE: Cost estimates are based on at least 30-50% of work being completed at same time. Otherwise, mobilization costs for single work items will increase cost.

**APPENDIX B: NON-HOME RULE SALES TAX (1/2%) STREET & INFRASTRUCTURE PROGRAM**  
**Completed Projects**

**Completed Projects**

Improvement	FY 2008-09	FY 2009-10	FY 2009-10	FY 2010-11	FY 2010-11	FY2011-12	FY2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	Total
	Bouthillier Street	Dewey Avenue	Jackson Street	Pre-ERP & ERP	Main Street, Meeker Street	Main Street, Gear Street, Flood Pumps	Downtown Flood Pumps	Downtown Flood Pumps	Park Avenue	Kelly Lane, Alleys, Bench Street Repairs	Field, Hill, Elk, N. West, Division, South Bench Street	Poplar, N. Division, Clay, + 7	Dodge, Wight, Powder House, Shadow Bluff	West (2), 4th, Meeker, Harrison, Jackson	
Street (Rating) Condition	3-4 (Poor-Fair)	3-4 (Poor-Fair)	2-3 (Very Poor - Poor)	2-3 (Very Poor - Poor)	4 (Fair)	2-3 (Very Poor - Poor)	4 (Fair)	4 (Fair)	2-3 (Very Poor - Poor)	2-3 (Very Poor - Poor)	2-3 (Very Poor - Poor)	2-3 (Very Poor - Poor)	2-3 (Very Poor - Poor)	2-3 (Very Poor - Poor)	
Street Construction	X	X	X	X	X	X			X	X	X	X	X	X	
Curb & Gutter	X	X	X	X	X	X			X	X				X	
Sidewalk				X	X	X			X	X					
Water	X		X		X	X			X						
Sanitary Sewer	X		X		X	X			X						
Storm Sewer					X	X	X	X	X						
Engineering					X	X	X	X	X						
<b>Construction Sub-Total</b>															
Contingency (5%)															
<b>CONSTRUCTION TOTAL</b>	<b>\$ 500,500</b>	<b>\$ 398,068</b>	<b>\$ 292,476</b>	<b>\$ 502,521</b>	<b>\$ 751,941</b>	<b>\$ 152,800</b>	<b>\$ 27,150</b>	<b>\$ 746,476</b>	<b>\$ 84,956</b>	<b>\$ 127,090</b>	<b>\$ 330,615</b>	<b>\$ 207,200</b>	<b>\$ 181,700</b>	<b>\$ 310,000</b>	<b>\$ 4,613,492</b>
Interest Expense	\$ 130,258	\$ 96,996	\$ 77,065	\$ 51,784	\$ 133,674	\$ -	\$ -	\$ 34,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 524,048
<b>TOTAL PROJECT COST</b>	<b>\$ 630,758</b>	<b>\$ 495,064</b>	<b>\$ 369,541</b>	<b>\$ 554,305</b>	<b>\$ 885,615</b>	<b>\$ 152,800</b>	<b>\$ 27,150</b>	<b>\$ 780,746</b>	<b>\$ 84,956</b>	<b>\$ 127,090</b>	<b>\$ 330,615</b>	<b>\$ 207,200</b>	<b>\$ 181,700</b>	<b>\$ 310,000</b>	<b>\$ 5,137,540</b>

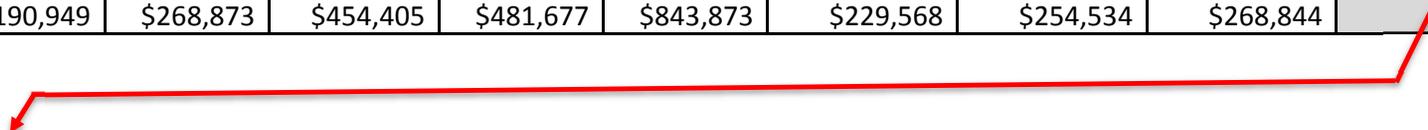
Notes:

1. Street Condition: Based on PASER rating system: 1 - Failed, 2 - Very Poor, 3 - Poor, 4 - Fair, 5 - Fair, 6 - Good, 7 - Good, 8 - Very Good, 9 - Excellent and 10 - Excellent
2. Street Surface: all streets to be blacktop unless otherwise noted
3. The IDOT has indicated that the Gear Street resurfacing will be included in the US 20 project. The surfacing cost is excluded from the Gear Street project cost.
4. Interest expense assumes borrowing at 4.85% interest for 10 years.
5. ERP = Emergency Street Repair Program grant from the Illinois Department of Transportation

## APPENDIX C: STREET IMPROVEMENT SALES TAX FUND PROJECTED YEAR-END FUND BALANCE

**Fiscal Year**

Year-End Fund Balance	2008-09*	2009-10*	2010-11*	2011-12*	2012-13*	2013-14*	2014-15*	2015-16*	Continued Below
Fund Balance	\$190,949	\$268,873	\$454,405	\$481,677	\$843,873	\$229,568	\$254,534	\$268,844	



Year-End Fund Balance	2016-17*	2017-18*	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Fund Balance	\$115,564	\$65,355	\$82,459	\$47,901	\$67,270	\$106,643	\$227,929	\$256,616	\$691,261

Notes:

\* Actual audited fund balance. All other years are projected based on proposed CIP expenditures.

**APPENDIX D. PUBLIC WORKS DEPARTMENT ROLLING STOCK AND EQUIPMENT PLAN (FY 2020-2024)**

Current Stock		Replacement Stock								
Year	Rolling Stock	Replace With	Priority	Total Cost	FY 19/20 Cost	FY 20/21 Cost	FY 21/22 Cost	FY 22/23 Cost	FY 23/24 Cost	Total CIP Cost
1961	125 Mobile Air Compressor			\$ -						\$ -
1991	Brush Chipper			\$ -						\$ -
2005	John Deere 410 Backhoe			\$ -						\$ -
2007	Sterling 10 Ton Dump w/ Plow	Same	High	\$ 80,000	\$ 80,000					\$ 80,000
2008	Tymco Street Sweeper	Same	Medium	\$ 130,000		\$ 130,000				\$ 130,000
2011	International 10 Ton Dump w/ Plow/Spreader	Same	Low	\$ 85,000				\$ 85,000		\$ 85,000
2011	Chevy 1 Ton Truck w/ Plow/Spreader	Same		\$ -						\$ -
2012	Ford 1 Ton Truck w/ Plow/Spreader/Dump			\$ -						\$ -
2014	Chevy 1 Ton with Plow/Spreader/Dump	Same	Low	\$ 80,000			\$ 80,000			\$ 80,000
2014	Case Mini Excavator			\$ -						\$ -
2015	Ford 1 Ton Truck w/ Plow/Spreader/Dump		Low	\$ 80,000					\$ 80,000	\$ 80,000
2015	748 John Deere Mower	Same	Medium	\$ 11,000			\$ 11,000			\$ 11,000
2015	285 John Deere Z-Turn Mower	Same	High	\$ 22,000	\$ 11,000			\$ 11,000		\$ 22,000
2015	Articulating Boom Mower			\$ -						\$ -
2016	3/4 Ton Ford Pickup w/ Plow			\$ -						\$ -
2018	John Deere 524 End loader w/ Backhoe (50% Flood Control)*	Same	Medium	\$ 23,500		\$ 11,500		\$ 12,000		\$ 23,500
2016	Brush grapple bucket			\$ -						\$ -
2016	Bat wing mower attachment for tractor			\$ -						\$ -
2017	748 John Deere Mower	Same	Medium	\$ 22,000		\$ 11,000			\$ 11,000	\$ 22,000
2017	John Deere 320 Skid Loader (leased) (Flood Control)*	Same	High	\$ 19,100	\$ 3,500	\$ 3,800	\$ 3,800	\$ 4,000	\$ 4,000	\$ 19,100
2017	John Deere 6145 Tractor (50% Parks)*	Same	High	\$ 45,800	\$ 8,800	\$ 9,000	\$ 9,000	\$ 9,500	\$ 9,500	\$ 45,800
2017	Dodge Ram 1 Ton w/ Plow and Spreader									\$ -
2018	Dodge 3/4 Ton Pickup (Parks)									\$ -
	Light duty used lift truck		Medium	\$ 20,000	\$ 20,000					\$ 20,000
	<b>TOTAL</b>			<b>\$ 618,400</b>	<b>\$ 123,300</b>	<b>\$ 165,300</b>	<b>\$ 103,800</b>	<b>\$ 121,500</b>	<b>\$ 104,500</b>	<b>\$ 618,400</b>

Priority	Description
High	A project that is so imperative that every effort should be made, including the development of a new funding source, to complete the project as soon as possible.
Medium	A project that should be completed when sufficient funds are available from established funding mechanisms.
Low	A project that would be desirable but would not address any health, safety, or other critical needs.
<b>Notes</b>	

\* Leased equipment with equipment to be replaced with new in each year with a lease payment

## APPENDIX E. FIRE DEPARTMENT ROLLING STOCK PLAN (FY 2019-2023)

Rolling Stock	Priority	Total Cost	FY19/20 Cost	FY20/21 Cost	FY21/22 Cost	FY22/23 Cost	FY23/24 Cost	Total CIP Cost*
Replace Pumper Truck	Medium	\$ 150,000						\$ -
<b>TOTAL</b>		<b>\$ 150,000</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Note:

\* The cost of some vehicle purchases are shared with the Galena Rural Fire District.

Priority	Description
High	A project that is so imperative that every effort should be made, including the development of a new funding source, to complete the project as soon as possible.
Medium	A project that should be completed when sufficient funds are available from established funding mechanisms.
Low	A project that would be desirable but would not address any health, safety, or other critical needs.

## APPENDIX F. POLICE DEPARTMENT ROLLING STOCK PLAN (FY 2020-2024)

Rolling Stock	Priority	Total Cost	FY19/20 Cost	FY20/21 Cost	FY21/22 Cost	FY22/23 Cost	FY23/24 Cost	Total CIP Cost
Replace oldest squad with new model	High	\$ 35,000	\$ 35,000					\$ 35,000
Replace oldest squad with new model	High	\$ 36,050		\$ 36,050				\$ 36,050
Replace oldest squad with new model	High	\$ 37,130			\$ 37,130			\$ 37,130
Replace oldest squad with new model	High	\$ 38,240				\$ 38,240		\$ 38,240
Replace oldest squad with new model	High	\$ 39,390					\$ 39,390	\$ 39,390
<b>TOTAL</b>		<b>\$ 185,809</b>	<b>\$ 35,000</b>	<b>\$ 36,050</b>	<b>\$ 37,130</b>	<b>\$ 38,240</b>	<b>\$ 39,390</b>	<b>\$ 185,809</b>

Notes:

1. An inflation factor of 3% per year has been applied.
2. All police vehicle costs are General Fund obligations.
3. Starting in FY 09, an estimated \$4,000 per year from court fines would be dedicated to vehicle purchases.

Priority	Description
High	A project that is so imperative that every effort should be made, including the development of a new funding source, to complete the project as soon as possible.
Medium	A project that should be completed when sufficient funds are available from established funding mechanisms.
Low	A project that would be desirable but would not address any health, safety, or other critical needs.

**APPENDIX G. WATER AND SEWER DEPARTMENT ROLLING STOCK PLAN (FY 2020-2024)**

Current Stock		Replacement Stock								
Year	Rolling Stock	Replace With	Priority	Total Cost	FY 19/20 Cost	FY 20/21 Cost	FY 21/22 Cost	FY 22/23 Cost	FY 23/24 Cost	Total CIP Cost*
1984	GMC spreader truck	Same								\$ -
1996	New Holland LX665 skid steer	Same	Medium	\$ 20,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 20,000
2001	Sniper 747-4000R trailer jet	Same								\$ -
2006	3/4 Ton Dodge Ram	Same								
2007	Chevy 3/4 ton pickup (red)	Same	Medium	\$ 20,000		\$ 20,000				\$ 20,000
2012	Chevy 3/4 ton w/ utility box/plow	3/4 Ton/plow/box	High	\$ 40,000	\$ 40,000					\$ 40,000
2015	Ford 3/4 ton with utility box	Same								\$ -
										\$ -
	<b>TOTAL</b>			<b>\$ 80,000</b>	<b>\$ 44,000</b>	<b>\$ 24,000</b>	<b>\$ 4,000</b>	<b>\$ 4,000</b>	<b>\$ 4,000</b>	<b>\$ 80,000</b>

Water Cost (1/2 of TOTAL)	\$ 40,000	\$ 22,000	\$ 12,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 40,000
Sewer Cost (1/2 of TOTAL)	\$ 40,000	\$ 22,000	\$ 12,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 40,000

**APPENDIX H: SWIMMING POOL MAINTENANCE AND IMPROVEMENT PLAN  
(FY 2020-2024)**

Project #	Year	Priority	Project	Estimated Cost	Project Start
1	FY 18/19	High	Replace 6 pool drains (current year project)	\$13,000	Pre-Season 2019
				<b>FY 18/19 TOTAL</b>	<b>\$13,000</b>

Project #	Year	Priority	Project	Estimated Cost	Project Start
1	FY 19/20	High	Sand blast and resurface kiddie pool	\$20,000	Pre-Season 2019
2	FY 19/20	High	Sand blast and resurface entire pool vessel	\$60,000	Pre-Season 2019
3	FY 19/20	High	Replace flowmeters	\$10,000	Pre-Season 2019
4	FY 19/20	High	New Becks Chemtroller	\$6,500	Pre-Season 2019
5	FY 19/20	Med	Storage shed for chemicals	\$5,000	Fall 2019
6	FY 19/20	Low	Protection and slide fast surface annually	\$1,000	Pre-Season 2019
				<b>FY 19/20 TOTAL</b>	<b>\$102,500</b>

Project #	Year	Priority	Project	Estimated Cost	Project Start
1	FY 20/21	Medim	Protection and slide fast surface annually	\$1,000	Pre-Season 2020
2	FY 20/21	High	Add enzyme feeder	\$2,000	Pre-Season 2020
3	FY 20/21	High	Chlorinator	\$20,000	Fall 2021
				<b>FY 20/21 TOTAL</b>	<b>\$23,000</b>

Project #	Year	Priority	Project	Estimated Cost	Project Start
1	FY 21/22		Maintenance and updates	\$10,000	
				<b>FY 21/22 TOTAL</b>	<b>\$10,000</b>

Project #	Year	Priority	Project	Estimated Cost	Project Start
1	FY 22/23		Maintenance & updates	\$10,000	
				<b>FY 22/23 TOTAL</b>	<b>\$10,000</b>

Project #	Year	Priority	Project	Estimated Cost	Project Start
1	FY 23/24		Maintenance & updates	\$10,000	
				<b>FY 22/23 TOTAL</b>	<b>\$10,000</b>
				<b>TOTAL 5-YEAR PLAN</b>	<b>\$155,500</b>

FUTURE PROJECTS			Project	Estimated Cost
			New large waterslide	\$120,000

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>ALCOPRO DRUG &amp; ALCOHOL (222)</b>							
0218421	1	Invoice	K-9 PROGRAM	12/07/2018	604.00		01.21.914.06
Total ALCOPRO DRUG & ALCOHOL (222):					604.00		
<b>AT &amp; T (LOCAL) (103)</b>							
121518	1	Invoice	POOL/PHONE	12/15/2018	44.22		59.55.552.00
121518	2	Invoice	PUBLIC WORKS/PHONE	12/15/2018	48.18		01.41.552.00
121518	3	Invoice	FIRE DEPARTMENT/PHO	12/15/2018	48.07		22.22.552.00
121518	4	Invoice	EMS/PHONE	12/15/2018	44.22		12.10.552.00
121518	5	Invoice	POLICE/PHONE	12/15/2018	360.18		01.21.552.00
121518	6	Invoice	ADMINISTRATION/PHON	12/15/2018	483.29		01.13.552.00
121518	7	Invoice	FLOOD CONTROL/PHON	12/15/2018	44.22		20.25.515.00
121518	8	Invoice	FINANCE/PHONE	12/15/2018	45.29		01.13.552.00
Total AT & T (LOCAL) (103):					1,117.67		
<b>AZAVAR AUDIT (120348)</b>							
146328	1	Invoice	REV AUDIT FEES	11/15/2018	41.94		01.11.549.00
Total AZAVAR AUDIT (120348):					41.94		
<b>BATTERY CENTER, THE (169)</b>							
14953	1	Invoice	BATTERY FOR PORTABL	12/11/2018	67.49		22.22.613.00
Total BATTERY CENTER, THE (169):					67.49		
<b>BEISKER, CRAIG (120636)</b>							
121518	1	Invoice	PARKING TICKET REFUN	12/15/2018	15.00		01.21.549.00
Total BEISKER, CRAIG (120636):					15.00		
<b>BLADE, WENDY (120644)</b>							
122018	1	Invoice	DEPOSIT REFUND	12/20/2018	250.00		17.52.929.00
Total BLADE, WENDY (120644):					250.00		
<b>C &amp; C EMBROIDERY, INC. (630)</b>							
431	1	Invoice	UNIFORMS/MARY	11/16/2018	135.92		01.21.471.15
Total C & C EMBROIDERY, INC. (630):					135.92		
<b>CARD SERVICE CENTER (119840)</b>							
121518	1	Invoice	RENTLY	12/15/2018	30.00		01.13.511.03
121518	2	Invoice	RENTLY	12/15/2018	30.00		58.54.532.00
121518	3	Invoice	CREATIVE CLOUD	12/15/2018	22.30		01.16.553.00
121518	4	Invoice	DEPOT EXTERIOR LIGHT	12/15/2018	221.46		01.13.511.03
121518	5	Invoice	ILCMA CONFERENCE	12/15/2018	225.00		01.11.563.00
121518	6	Invoice	OFFICE SUPPLIES	12/15/2018	45.47		01.13.651.02
121518	7	Invoice	TRAVEL	12/15/2018	358.40		01.21.562.00
121518	8	Invoice	CHRISTMAS CARDS	12/15/2018	35.64		01.21.651.00
121518	9	Invoice	IDOT PLANS/SPRING ST	12/15/2018	18.47		01.45.651.01
121518	10	Invoice	TRAINING	12/15/2018	300.00		01.46.563.00
121518	11	Invoice	PARK SIGNAGE	12/15/2018	55.72		17.52.652.02

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total CARD SERVICE CENTER (119840):					1,342.46		
<b>CARRERA, KENNEDY (120640)</b>							
121518	1	Invoice	DAMAGE DEPOSIT REFU	12/15/2018	200.00		58.54.929.00
Total CARRERA, KENNEDY (120640):					200.00		
<b>CHICAGO CENTRAL PACIFIC (107)</b>							
9500192584	1	Invoice	FENCE LEASE DEPOT	12/13/2018	300.00		01.13.511.03
Total CHICAGO CENTRAL PACIFIC (107):					300.00		
<b>CIVIL MATERIALS (120397)</b>							
114805	1	Invoice	MISC. MATERIALS	11/30/2018	63.48		01.41.614.04
Total CIVIL MATERIALS (120397):					63.48		
<b>COMELEC SERVICES INC. (244)</b>							
0467598	1	Invoice	K-9 PROGRAM	12/11/2018	503.00		01.21.914.06
Total COMELEC SERVICES INC. (244):					503.00		
<b>CRITICAL REACH (120214)</b>							
19-784	1	Invoice	ANNUAL FEE 2019	12/07/2018	145.00		01.21.652.03
Total CRITICAL REACH (120214):					145.00		
<b>DAVENPORT, SYLVIA (120643)</b>							
121918	1	Invoice	CREDIT BALANCE REFU	12/19/2018	4.51		98.115.0
Total DAVENPORT, SYLVIA (120643):					4.51		
<b>DAVIS, BILL (120642)</b>							
121518	1	Invoice	PERMIT FEE REFUND/DU	12/15/2018	75.00		01.11.912.00
Total DAVIS, BILL (120642):					75.00		
<b>DEARBORN NATIONAL LIFE INS. CO (119500)</b>							
120718	1	Invoice	EMPLOYEE LIFE INSURA	12/07/2018	93.60		01.13.452.00
Total DEARBORN NATIONAL LIFE INS. CO (119500):					93.60		
<b>EJ EQUIPMENT, INC. (119950)</b>							
P14887	1	Invoice	SWEEPER	11/06/2018	151.04		01.41.613.11
Total EJ EQUIPMENT, INC. (119950):					151.04		
<b>FOSSIL INDUSTRIES, INC. (120164)</b>							
F83935	1	Invoice	INTERPRETIVE SIGN	11/05/2018	222.00		17.52.652.02
Total FOSSIL INDUSTRIES, INC. (120164):					222.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>FRANK, DAVE (153)</b>							
121518	1	Invoice	RETIREMENT HEALTH B	12/15/2018	349.44		78.32.464.02
Total FRANK, DAVE (153):					349.44		
<b>GALENA CHRYSLER (82)</b>							
71948	1	Invoice	SQUAD 3 MAINTENANCE	11/07/2018	62.64		01.21.513.06
72075	1	Invoice	EQUIPMENT	11/26/2018	21.55		17.52.514.00
72192	1	Invoice	SQUAD 6 MAINTENANCE	12/06/2018	33.71		01.21.513.06
Total GALENA CHRYSLER (82):					117.90		
<b>GALENA DOWNTOWN BUSINESS ASSOC (118941)</b>							
121818	1	Invoice	LUMINARIA FOR TURNE	12/18/2018	50.00		58.54.553.00
Total GALENA DOWNTOWN BUSINESS ASSOC (118941):					50.00		
<b>GALENA FEST. OF PERF. ARTS (119737)</b>							
122018	1	Invoice	DEPOSIT REFUND	12/20/2018	200.00		58.54.929.00
Total GALENA FEST. OF PERF. ARTS (119737):					200.00		
<b>GALENA GAZETTE (34)</b>							
00064428	1	Invoice	BID AD	11/29/2018	20.90		01.41.553.00
Total GALENA GAZETTE (34):					20.90		
<b>GLOBAL REACH INTERNET PROD. (119792)</b>							
96906	1	Invoice	MONTHLY HOSTING FEE	11/01/2018	119.50		01.13.512.05
97441	1	Invoice	EXCHANGE	11/21/2018	102.00		51.42.929.00
Total GLOBAL REACH INTERNET PROD. (119792):					221.50		
<b>GUARDIAN (120502)</b>							
121518	1	Invoice	VISION INSURANCE	12/15/2018	187.19		13.218.0
Total GUARDIAN (120502):					187.19		
<b>HALSTEAD, MARY L. (119966)</b>							
122618	1	Invoice	CITY HALL JANITOR	12/26/2017	290.00		01.13.511.07
122618	2	Invoice	PUBLIC RESTROOMS AT	12/26/2017	270.00		01.13.511.08
122618	3	Invoice	MARKET HOUSE RESTR	12/26/2017	258.50		01.13.511.09
Total HALSTEAD, MARY L. (119966):					818.50		
<b>HEALTHCARE SERVICE CORPORATION (118931)</b>							
121518	1	Invoice	HSA/FAMILY/EMPLOYEE	12/15/2018	6,914.61		01.218.0
121518	2	Invoice	PPO/BLUE CROSS BLUE	12/15/2018	132.42		01.218.0
121518	3	Invoice	HEALTH INSURANCE	12/15/2018	28,188.14		01.13.451.00
121518	4	Invoice	COBRA INSURANCE	12/15/2018	1,504.98		01.13.451.04
Total HEALTHCARE SERVICE CORPORATION (118931):					36,740.15		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>HOLLAND HEATING, AIR COND (99)</b>							
45598	1	Invoice	BOILER INSPECTION & R	11/30/2018	229.87		58.54.511.00
Total HOLLAND HEATING, AIR COND (99):					229.87		
<b>HUNTINGTON, LORI (120)</b>							
120618	1	Invoice	MEALS/PICK UP NEW RIF	12/06/2018	26.33		01.21.562.00
Total HUNTINGTON, LORI (120):					26.33		
<b>IIW ENGINEERS &amp; SURVEYORS, PC (260)</b>							
71571	1	Invoice	DESIGN	11/30/2018	6,508.25		51.42.831.05
Total IIW ENGINEERS & SURVEYORS, PC (260):					6,508.25		
<b>JDWI (235)</b>							
44061	1	Invoice	FIRE/RUG SERVICE	11/30/2018	125.00		22.22.538.01
44061	2	Invoice	POLICE/RUG SERVICE	11/30/2018	30.00		01.21.651.00
44061	3	Invoice	TURNER HALL/RUG SER	11/30/2018	27.00		58.54.654.01
44123	1	Invoice	SR CIT TRANSPORT	11/30/2018	833.00		01.13.542.00
Total JDWI (235):					1,015.00		
<b>JO CARROLL ENERGY, INC. (397)</b>							
121518	1	Invoice	STREET LIGHTS/ELECTR	12/15/2018	895.76		15.41.572.00
121518	2	Invoice	CITY HALL/ELECTRIC	12/15/2018	303.54		01.13.571.01
121518	3	Invoice	PUBLIC WORKS/ELECTRI	12/15/2018	347.74		01.41.571.01
121518	4	Invoice	EMS/ELECTRIC	12/15/2018	79.41		12.10.571.01
121518	5	Invoice	PARKS/ELECTRIC	12/15/2018	208.38		17.52.571.01
121518	6	Invoice	FIRE/ELECTRIC	12/15/2018	88.91		22.22.576.01
121518	7	Invoice	POOL/ELECTRIC	12/15/2018	178.88		59.55.571.01
Total JO CARROLL ENERGY, INC. (397):					2,102.62		
<b>JO DAVIESS CTY HEALTH DEPT (121)</b>							
113018	1	Invoice	VACATION RENTAL INSP	11/30/2018	50.00		01.16.546.00
Total JO DAVIESS CTY HEALTH DEPT (121):					50.00		
<b>JOHN DEERE FINANCIAL (119690)</b>							
121518	1	Invoice	K-9 PROGRAM	12/15/2018	189.98		01.21.914.06
121518	2	Invoice	CLOTHING	12/15/2018	227.94		01.41.579.02
121518	3	Invoice	TOOLS	12/15/2018	294.95		01.41.653.00
121518	4	Invoice	EQUIPMENT MAINTENAN	12/15/2018	398.54		17.52.514.00
Total JOHN DEERE FINANCIAL (119690):					1,111.41		
<b>KEEFFER, JANELLE (120130)</b>							
121818	1	Invoice	HOLIDAY APPRECIATION	12/18/2018	50.00		01.11.929.01
Total KEEFFER, JANELLE (120130):					50.00		
<b>KINDLER, CAROL L. (120641)</b>							
121018	1	Invoice	CREDIT BALANCE REFU	12/10/2018	6.38		98.115.0

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total KINDLER, CAROL L. (120641):					6.38		
<b>LAWSON PRODUCTS, INC. (627)</b>							
9306320932	1	Invoice	SUPPLIES	12/04/2018	214.15		01.41.652.00
Total LAWSON PRODUCTS, INC. (627):					214.15		
<b>LW ALLEN, INC (490)</b>							
107098	1	Invoice	PUMP REPAIR	12/18/2018	5,802.08		52.43.930.00
Total LW ALLEN, INC (490):					5,802.08		
<b>MAILFINANCE (119741)</b>							
N7465532	1	Invoice	POSTAGE METER LEASE	12/10/2018	338.85		01.13.579.02
Total MAILFINANCE (119741):					338.85		
<b>MARTIN EQUIPMENT-DUBUQUE (281)</b>							
380666	1	Invoice	BACKHOE	12/07/2018	164.75		01.41.613.07
Total MARTIN EQUIPMENT-DUBUQUE (281):					164.75		
<b>MEDICAL ASSOCIATES CLINIC (1120)</b>							
120118	1	Invoice	PHYSICAL/SIMMONS	12/01/2018	84.00		22.22.652.00
Total MEDICAL ASSOCIATES CLINIC (1120):					84.00		
<b>MENARDS (280)</b>							
82676	1	Invoice	K-9 PROGRAM	12/12/2018	407.93		01.21.914.06
82698	1	Invoice	OFFICE SUPPLIES	12/12/2018	119.96		01.21.651.00
Total MENARDS (280):					527.89		
<b>MERCYHEALTH HOSPITAL - ROCKTON AVE. (120632)</b>							
120618	2	Adjustmen	EMR TRAINING/TONY	12/06/2018	150.00-		01.21.563.00
Total MERCYHEALTH HOSPITAL - ROCKTON AVE. (120632):					150.00-		
<b>MIDWEST BUSINESS PRODUCTS (38)</b>							
402395	1	Invoice	COPIER COUNT	11/08/2018	100.47		22.22.651.00
Total MIDWEST BUSINESS PRODUCTS (38):					100.47		
<b>MNS CONSTRUCTION, INC. (118877)</b>							
13644B	1	Invoice	PROSPECT ST. INTAKE	12/20/2018	10,732.36		01.41.514.06
Total MNS CONSTRUCTION, INC. (118877):					10,732.36		
<b>MONTGOMERY TRUCKING (133)</b>							
182289	1	Invoice	REFUSE HANDLING CON	12/01/2018	14,394.83		13.44.540.04
182289	2	Invoice	RECYCLING CONTRACT	12/01/2018	4,972.31		13.44.540.00
182289	3	Invoice	DUMPSTER RENT	12/01/2018	60.00		13.44.544.03
182289	4	Invoice	DUMPSTER DISPOSAL F	12/01/2018	136.00		01.41.573.00

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Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total MONTGOMERY TRUCKING (133):					19,563.14		
<b>MORSE ELECTRIC, INC (69)</b>							
103096	1	Invoice	TRAFFIC SIGNAL	12/13/2018	4,952.41		15.41.514.06
Total MORSE ELECTRIC, INC (69):					4,952.41		
<b>MOTOROLA SOLUTIONS - STARCOM (119812)</b>							
3956511120	1	Invoice	STARCOM RADIO CHAR	12/01/2018	10.00		01.21.549.00
Total MOTOROLA SOLUTIONS - STARCOM (119812):					10.00		
<b>PF PETTIBONE &amp; CO (395)</b>							
175485	1	Invoice	STATE CITATIONS	12/03/2018	281.55		01.21.554.00
Total PF PETTIBONE & CO (395):					281.55		
<b>ROCKFORD TESTING CO., INC. (120635)</b>							
4950	1	Invoice	TESTING	12/19/2018	2,445.60		15.41.850.00
Total ROCKFORD TESTING CO., INC. (120635):					2,445.60		
<b>SECOND CHANCE CARDIAC SOLUTIONS (120048)</b>							
18-012-490	1	Invoice	ELECTRODES/REPLACE	12/11/2018	194.80		01.21.652.04
Total SECOND CHANCE CARDIAC SOLUTIONS (120048):					194.80		
<b>SISTER CITIES INTERNATIONAL (120638)</b>							
2018121807	1	Invoice	SISTER CITIES	12/17/2018	190.00		01.11.561.00
Total SISTER CITIES INTERNATIONAL (120638):					190.00		
<b>STEPHENSON SERVICE CO. (119230)</b>							
113018	1	Invoice	FUEL	11/30/2018	618.35		01.41.655.00
Total STEPHENSON SERVICE CO. (119230):					618.35		
<b>STOPSTICK, LTD. (120637)</b>							
0013482	1	Invoice	K-9 PROGRAM	12/13/2018	493.00		01.21.914.06
Total STOPSTICK, LTD. (120637):					493.00		
<b>SUPERIOR WELDING SUPPLY (181)</b>							
905458	1	Invoice	WELDER	11/29/2018	467.55		01.41.652.02
Total SUPERIOR WELDING SUPPLY (181):					467.55		
<b>TOTALFUNDS BY HASLER (119730)</b>							
121518	1	Invoice	POSTAGE	12/15/2018	500.00		01.13.551.00
TOTALFUNDS BY HASLER (119730):					500.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>TRENKAMP ELECTRIC (120060)</b>							
8470	1	Invoice	GENERATOR OIL	12/06/2018	216.83		01.41.614.04
Total TRENKAMP ELECTRIC (120060):					216.83		
<b>TRI-STATE PORTA POTTY, INC. (908)</b>							
5438	1	Invoice	TRAINING CENTER POR	12/04/2018	285.00		22.22.652.00
Total TRI-STATE PORTA POTTY, INC. (908):					285.00		
<b>US BANK TRUST (421)</b>							
121518	1	Invoice	DEBT SERVICE	12/15/2018	2,005.00		60.01.720.11
121518	2	Invoice	DEBT SERVICE	12/15/2018	35,000.00		60.01.710.11
121518	3	Invoice	DEBT SERVICE	12/15/2018	2,005.00		52.43.742.01
121518	4	Invoice	DEBT SERVICE	12/15/2018	35,000.00		52.43.716.01
121518	5	Invoice	DEBT SERVICE	12/15/2018	1,715.00		60.41.720.05
121518	6	Invoice	DEBT SERVICE	12/15/2018	30,000.00		60.41.710.05
Total US BANK TRUST (421):					105,725.00		
<b>VALLEY PERENNIALS (118994)</b>							
7973	1	Invoice	HOLIDAY DECORATIONS	12/07/2018	39.95		58.54.553.00
7977	1	Invoice	FLOWERS	12/12/2018	35.00		01.21.549.00
Total VALLEY PERENNIALS (118994):					74.95		
<b>VEOLIA (120598)</b>							
90175787	1	Invoice	WATER CONTRACT	12/01/2018	27,299.39		51.42.515.00
90175787	2	Invoice	SEWER CONTRACT	12/01/2018	27,299.39		52.43.515.01
Total VEOLIA (120598):					54,598.78		
<b>VERIZON WIRELESS (316)</b>							
121518	1	Invoice	VERIZON JET PACK FOR	12/15/2018	38.01		01.21.652.03
121518	2	Invoice	PAY & DISPLAY	12/15/2018	75.12		53.48.555.00
9819433000	1	Invoice	FIRE DEPARTMENT/VERI	12/15/2018	76.02		22.22.652.00
Total VERIZON WIRELESS (316):					189.15		
<b>VINCENT &amp; SONS, J. P. (507)</b>							
5577	1	Invoice	TREE PLAQUES	11/11/2018	80.00		17.52.820.06
Total VINCENT & SONS, J. P. (507):					80.00		
<b>WAL-MART COMMUNITY (CC) (1258)</b>							
121518	1	Invoice	OFFICE SUPPLIES	12/15/2018	12.21		01.13.651.02
121518	2	Invoice	OFFICE SUPPLIES	12/15/2018	122.74		01.21.651.00
121518	3	Invoice	CLOTHING	12/15/2018	12.00		01.41.579.02
121518	4	Invoice	MISC. VEHICLE	12/15/2018	53.32		01.41.613.12
121518	5	Invoice	SUPPLIES	12/15/2018	100.45		01.41.652.00
121518	6	Invoice	HOLIDAY DECORATIONS	12/15/2018	84.93		58.54.511.00
Total WAL-MART COMMUNITY (CC) (1258):					385.65		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
<b>WATCHGUARD VIDEO (119323)</b>							
4REINV0008	1	Invoice	K-9 PROGRAM	12/07/2018	5,270.00		01.21.914.06
Total WATCHGUARD VIDEO (119323):					5,270.00		
<b>WEIGAND, BARBARA (120639)</b>							
121518	1	Invoice	DEPOSIT REFUND	12/15/2018	200.00		58.54.929.00
Total WEIGAND, BARBARA (120639):					200.00		
<b>WHITE CONSTRUCTION CO., INC. (119359)</b>							
121518	1	Invoice	CLEANING SERVICES/TU	12/15/2018	300.00		58.54.537.01
121518	2	Invoice	TURNER HALL JANITORI	12/15/2018	350.00		58.54.536.00
Total WHITE CONSTRUCTION CO., INC. (119359):					650.00		
<b>WHKS &amp; CO. (119367)</b>							
38562	1	Invoice	SUPERVISION	12/18/2018	16,074.49		15.41.850.00
Total WHKS & CO. (119367):					16,074.49		
<b>WITMER PUBLIC SAFETY GROUP, INC. (120423)</b>							
EM1782507	1	Invoice	SUPPLIES	11/29/2018	429.08		22.22.840.00
Total WITMER PUBLIC SAFETY GROUP, INC. (120423):					429.08		
<b>WUEBBEN, TIM (119934)</b>							
121118	1	Invoice	MEALS/TRAINING	12/11/2018	130.71		01.21.562.00
Total WUEBBEN, TIM (119934):					130.71		
Grand Totals:					286,978.14		

Report GL Period Summary

Vendor number hash: 5050406  
 Vendor number hash - split: 7457241  
 Total number of invoices: 77  
 Total number of transactions: 126

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	286,978.14	286,978.14
Grand Totals:	286,978.14	286,978.14