City of Galena, Illinois

AGENDA

REGULAR CITY COUNCIL MEETING

6:30 P.M., MONDAY, SEPTEMBER 12, 2022

CITY HALL - 101 GREEN STREET

ITEM	DESCRIPTION
22C-0340.	Call to Order by Presiding Officer
22C-0341.	Roll Call
22C-0342.	Establishment of Quorum
22C-0343.	Pledge of Allegiance
22C-0344.	Reports of Standing Committees
22C-0345.	Citizens Comments • Not to exceed 15 minutes as an agenda item • Not more than 3 minutes per speaker

PUBLIC HEARINGS

None.

LIQUOR COMMISSION

None.

CONSENT AGENDA CA22-17

ITEM	DESCRIPTION	PAGE
22C-0346.	Approval of the Minutes of the Regular City Council Meeting of August 22, 2022	3-9
22C-0347.	Approval of a Request by the Galena Public Library District for LitFest Performances in the Grant Park Pavilion, May 21, 2023	10
22C-0348.	Approval of the Open Space Land Acquisition and Development (OSLAD) Grant Program Resolution of Authorization for the Splash Pad Project	11-12
22C-0349.	Approval of the Purchase of a New Command Truck for the Fire Department from Richardson Motors	13

UNFINISHED BUSINESS

ITEM	DESCRIPTION	PAGE
22C-0329.	Second Reading and Possible Approval of an Ordinance Authorizing the Execution of an Annexation Agreement with the Richard Family Properties (Ben Richards) for 3.1 Acres Known as the Guy's Truck and Tractor Subdivision in the Galena Industrial Park	14-44

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
22C-0350.	Discussion and Possible Action on the Final Plat and Plan for Guy's Truck and Tractor Subdivision	45-56
22C-0351.	Discussion and Possible Action on a Recommendation from the Historic Preservation Commission to Apply for a Certified Local Government Grant	57-65
22C-0352.	Discussion and Possible Action on a Request by American Legion Post 193 to Honor Henry H. Taylor in Grant Park	66
22C-0353.	Discussion and Possible Action on a Contract for a Community-Wide Surveillance Camera System	67-79
22C-0354.	Discussion and Possible Action a Contract for Painting Storage Buildings at the Meeker Street Parking Lot	80
22C-0355.	Presentation of 2022 Alice T. Virtue Year-end Pool Report	81-86
22C-0356.	Discussion and Possible Action a Contract for Street Paving	87-95
22C-0357.	Warrants	96-104
22C-0358.	Alderpersons' Comments	
22C-0359.	City Administrator's Report	
22C-0360.	Mayor's Report	
22C-0361.	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	LOCATION
Zoning Board of Appeals	Wed., September 14	6:30 P.M.	City Hall, 101 Green Street
City Council	Monday, September 26	6:30 P.M.	City Hall, 101 Green Street
Historic Preservation Commission	Thursday, October 6	6:30 P.M.	City Hall, 101 Green Street

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 22 AUGUST 2022

22C-0314 – 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 22 August 2022.

22C-0315 – ROLL CALL

Upon roll call, the following members were present: Bernstein, Hahn, Kieffer, McCoy, Westemeier, Renner

Absent: Wienen

22C-0316 – ESTABLISHMENT OF QUORUM

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

22C-0317 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

22C-0318 - REPORTS OF STANDING COMMITTEE

No reports.

22C-0319 – CITIZENS COMMENTS

Linda Pluym, 9368 Powder House Hill Road – Pluym advised she was speaking on behalf of number of restaurants in the downtown. Pluym stated there are several restaurants that are open 7 days a week. Restaurants are opposed to food trucks on Main Street. They feel food trucks have a purpose and that is for special events. The downtown restaurants are working hard to present different food options for Galena's customers.

Alana Turner, 402 South Main, Vice President, Galena Downtown Business Association (GDBA) – Turner stated she agrees everyone is working hard. She advised they have been getting tons of feedback with regard to there not being enough food options for lunch on Tuesdays. Turner advised twelve of the twenty-one restaurants are closed on Tuesday's, most of which are on the north end of Main Street. The GDBA wanted to come up with a fast solution. It is not their intent to compete with the types of food being served in the restaurants that are open. Food trucks would be required to obtain the city permit in order to participate. The GDBA will monitor it and will schedule food trucks. The GDBA will provide a schedule to the city.

Turner also spoke with regard to the Grant statue. Turner advised this is something the GDBA has been working with Galena Country Tourism on. They feel it will add some historic beauty to the downtown and will allow for more photographs in our town. Turner urged the council to consider helping with the project, as it will be a mainstay for a long time in Washington Park.

Eric Bonnetain, Bread & Vine – Bonnetain stated he feels the food trucks are not fair to the restaurants who are open 7 days a week. He noted outdoor dining was taken away this year because restaurants are not allowed to do business on public streets. Food trucks would be doing business on a public street. Bonnetain lost 20 percent of his business this year due to not allowing outdoor dining. While the food truck would allow another option for lunch, outdoor dining would accommodate more people.

John Brinkmeyer, Old Fashioned Ice Cream Parlor – Brinkmeyer stated he is opposed to food trucks on Main Street. It does not go with what the city is trying to accomplish with an atmosphere in a historic community. He recommended asking restaurants that are closed to consider opening for lunch during these bus trips. Brinkmeyer feels there will be problems with regulating food trucks coming in and what they are serving.

Rose Noble, Galena Country Tourism – Noble advised she met with Alana Turner to discuss the idea of the food trucks. She advised they were asked if Galena Country Tourism would promote it. Noble advised they would. She feels it does fill a specific need during a specific time; however, she does understand the sentiments of the restaurants who are open 7 days per week.

Noble updated the council on the Viking Cruises. Noble advised they will not be coming in August or September due to the speed of the boat coming up the river. Noble advised she will keep the council updated. Galena Country Tourism has been working to make sure they have a great experience when they come. They have prepared goodie bags for them.

Noble advised Galena Country Tourism is putting up half of the funding for the Grant statue. She advised they are prepared to put more money towards it as well. The statue is almost complete. Dana Meadows has done an excellent job doing some fundraising for the statue as well.

Noble stated "Live at the Plaza" will be this Thursday and encouraged everyone to attend.

PUBLIC HEARINGS

22C-0320 – PUBLIC HEARING ON A PROPOSED ANNEXATION AGREEMENT WITH THE RICHARD FAMILY PROPERTIES (BEN RICHARDS) FOR 3.1 ACRES KNOWN AS THE GUY'S TRUCK AND TRACTOR SUBDIVISION IN THE GALENA INDUSTRIAL PARK

Motion: Hahn moved, seconded by Kieffer, to open the Public Hearing on a proposed annexation agreement with the Richard Family Properties (Ben Richard) for 3.1 acres known as the Guy's Truck and Tractor Subdivision in the Galena Industrial Park.

Discussion: None.

Roll Call: AYES: Hahn, Kieffer, McCoy, Westemeier, Bernstein, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

City Attorney, Nack swore in anyone wishing to testify.

Testimony: **Ben Richard, 11380 Dandar Street, Guy's Towing** – Richards advised he was present to answer any questions the council might have with regard to the proposed annexation.

Motion: Hahn moved, seconded by Kieffer, to close the Public Hearing on a proposed annexation agreement with the Richard Family Properties (Ben Richard) for 3.1 acres known as the Guy's Truck and Tractor Subdivision in the Galena Industrial Park.

Discussion: None.

Roll Call: AYES: Hahn, Kieffer, McCoy, Westemeier, Bernstein, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

CONSENT AGENDA CA22-16

22C-0321 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 8, 2022

22C-0322 – APPROVAL OF A LETTER OF SUPPORT FOR A BLACKHAWK HILLS GRANT APPLICATION TO THE SAFE STREETS AND ROADS FOR ALL PROGRAM

22C-0323 – APPROVAL OF THE FINAL PLAT OF SUBDIVISION FOR "PHASE II" OF THE GRANDVIEW ESTATES SUBDIVISION

22C-0324 – APPROVAL OF A RESOLUTION ON THE REVIEW AND POSSIBLE RELEASE OF EXECUTIVE SESSION MINUTES

22C-0325 – APPROVAL OF BUDGET AMENDMENT BA22-03 FOR WATER SYSTEM IMPROVEMENTS AND WATER AND SEWER OPERATIONS AND MAINTENANCE CONTRACT YEAR-END RECONCILIATION

Motion: McCoy moved, seconded by Westemeier, to approve Consent Agenda CA22-16.

Discussion: None.

Roll Call: AYES: McCoy, Westemeier, Bernstein, Hahn, Kieffer, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

NEW BUSINESS

22C-0326 – DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION ON ZONING CALENDAR NO. 22A-05 AND 22SUB-02 FOR PLATTING AND REZONING THE GUY'S TRUCK AND TRACTOR SUBDIVISION

Motion: Bernstein moved, seconded by Westemeier, to approve a resolution on Zoning Calendar No. 22A-05 and 22SUB-02 for platting and rezoning the Guy's Truck and Tractor Subdivision, 22C-0326.

Discussion: Council was excited to see they want to expand their business.

Roll Call: AYES: Westemeier, Bernstein, Hahn, Kieffer, McCoy, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

22C-0327 – DISCUSSION AND POSSIBLE ACTION ON A PRELIMINARY PLAT AND PLAN FOR GUY'S TRUCK AND TRACTOR SUBDIVISION

Motion: Kieffer moved, seconded by McCoy, to approve the preliminary plat and plan for Guy's Truck and Tractor Subdivision, 22C-0327.

Discussion: None.

Roll Call: AYES: Bernstein, Hahn, Kieffer, McCoy, Westemeier, Renner
NAYS: None

ABSENT: Wienen

The motion carried.

22C-0328 – FIRST READING OF AN ORDINANCE REZONING ONE LOT IN THE GUY'S TRUCK AND TRACTOR SUBDIVISION FROM LIMITED AGRICULTURAL TO HEAVY INDUSTRIAL AND TWO LOTS FROM LIMITED AGRICULTURAL TO PLANNED COMMERCIAL

Motion: McCoy moved, seconded by Kieffer, to approve the first reading, waive the second reading of an ordinance rezoning one lot in the Guy's Truck and Tractor Subdivision from Limited Agricultural to Heavy Industrial and two lots from Limited Agricultural to Planned Commercial, 22C-328.

Discussion: None.

Roll Call: AYES: Bernstein, Hahn, Kieffer, McCoy, Westemeier, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

22C-0329 – FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE RICHARD FAMILY PROPERTIES (BEN RICHARDS) FOR 3.1 ACRES KNOWN AS THE GUY'S TRUCK AND TRACTOR SUBDIVISION IN THE GALENA INDUSTRIAL PARK

Motion: McCoy moved, seconded by Bernstein, to approve the first reading of an ordinance authorizing the execution of an annexation agreement with the Richard Family Properties (Ben Richards) for 3.1 acres known as the Guy's Truck and Tractor Subdivision in the Galena Industrial Park, 22C-0329.

Discussion: Council agreed this will be good for Industrial Park.

Roll Call: AYES: Hahn, Kieffer, McCoy, Westemeier, Bernstein, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

22C-0330 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE GALENA DOWNTOWN BUSINESS ASSOCIATION FOR FUNDING FOR U.S. GRANT STATUE

Motion: Westemeier moved, seconded by Kieffer, to postpone approval of the request by the Galena Downtown Business Association for funding for the U.S. Grant Statue until such time as we see what Galena Country Tourism is willing to contribute, 22C-0330.

22C-0331 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE GALENA DOWNTOWN BUSINESS ASSOCIATION TO PERMIT A FOOD TRUCK ON NORTH MAIN STREET, TUESDAYS FROM 11 A.M. TO 1:30 P.M.

Motion: Westemeier moved, seconded by Hahn, to deny the request by the Galena Downtown Business Association to permit a food truck on North Main Street, Tuesdays from 11 A.M. to 1:30 P.M., 22C-0031.

Discussion: Council voiced concern with how it might affect the businesses. Council encouraged the GDBA to encourage those restaurants who are closed on Tuesdays to open up for the busy season.

Bernstein felt it would be unfair to the restaurants who are no longer allowed to conduct business on public property.

Roll Call: AYES: McCoy, Westemeier, Bernstein, Hahn, Kieffer, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

22C-0332 – DISCUSSION AND POSSIBLE ACTION ON THE PURCHASE OF PLAYGROUND EQUIPMENT FOR HILL STREET PARK, 22C-0032

Motion: Kieffer moved, seconded by Hahn, to approve the purchase of playground equipment for Hill Street Park from Custom Playgrounds, Inc. in the amount of $71,683.00, 22C-0332.

Discussion: Council agreed the existing equipment is worn out and were thankful for the donations that came forth to help with the project.

Roll Call: AYES: Westemeier, Bernstein, Hahn, Kieffer, McCoy, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

22C-0333 – DISCUSSION AND POSSIBLE ACTION ON AN ONLINE TAX RETURN SUBMISSION AND PAYMENT SOLUTION WITH AZAVAR LOCALGOV

Motion: Westemeier moved, seconded by Hahn, to approve a contract with Azavar LocalGov for online tax return submission and payment, 22C-0333.

Discussion: Council agreed it would make tax collection much easier and would make it much easier to track.

Roll Call: AYES: Bernstein, Hahn, Kieffer, McCoy, Westemeier, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

22C-0334 – WATER AND SEWER OPERATIONS AND MAINTENANCE REPORT BY THE U.S. WATER CORPORATION

Andrew Schuler, Project Manager, U.S. Water gave the monthly Sewer and Water Operations and Maintenance Report.

Schuler advised there was a quite a bit of water usage for the month of July. There were lots of problems and water breaks as well as the tower coming down. There is still work to be done with all of that. Gear Street and Irvine are repressurized and back up and running. They are still working on getting the water pressure system figured out. Usage in July was over twenty million gallons. August is on track to be much less than that.

Schuler advised the recent break by Tri-State Travel was due to a Fiber Optics boring back in 2015. The boring sheared a tension bolt causing the gasket to come undone. It had been

leaking into the sewer and never surfaced. The leak on Meeker Street was not identified until the house had water coming into their basement. Once the main was shut off the water stopped. It was a leak in a six" ductile iron pipe right next to the house.

McCoy complimented Schuler on doing the PFAB testing.

Schuler introduced his staff as Brian Daum, Maintenance Technician, Kevin Muchie, Maintenance and Water Testing and Joe Murphy, Lab Technician.

All are hardworking and eager to learn.

22C-0335 – WARRANTS

Motion: McCoy moved, seconded by Bernstein, to approve the Warrants as presented, 22C-0335.

Discussion: None.

Roll Call: AYES: Bernstein, Hahn, Kieffer, McCoy, Westemeier, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

22C-0336 – ALDERPERSONS' COMMENTS

Dodge Street – Bernstein reported there has been several plumbing issues on Dodge Street. She is grateful to city staff who have been up there to help. The problem does not involve the city. The issues are people are again flushing wipes down the toilet causing sewage backup in other people's homes. Bernstein recommended running an article in the Galena Gazette to educate people that this is a bad idea and to make them aware of the problem. Hahn agreed. It causes a lot of grief for the neighbors and a lot of money. Hahn stated he understands this is the second time for this particular house. He questioned if they could be fined.

Renner was in favor of doing the educational materials first. The city has no legal authority at this time.

Thank you – Westemeier thanked the Public Works crew for patching up all of the water holes created by the water breaks. It makes the streets look much better. Westemeier thanked the grass cutters for keeping up with the grass with all the rain.

22C-0337 – CITY ADMINISTRATOR'S REPORT

Meeker Street Storage Shed – Bids have been received and will be ready for the next meeting.

Surveillance Camera System – The review committee will begin reviewing the bids next week.

Thank you – Moran thanked Jen Schmidt for her work on the online tax payment system and thanked Hillary Dickerson for her work on the new playground equipment. They will appreciate approval of both of those.

22C-00338 – MAYOR'S REPORT

Mayor Renner thanked city staff and Public Works for everything they do. He recommended looking into the wipes problem.

22C-00339 – ADJOURNMENT

Motion: Hahn moved, seconded by Kieffer to adjourn.

Discussion: None.

Roll Call: AYES: Hahn, Kieffer, McCoy, Westemeier, Bernstein, Renner
NAYS: None
ABSENT: Wienen

The motion carried.

The meeting adjourned at 7:07 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk

GALENA PUBLIC LIBRARY DISTRICT

GALENA LIT FEST

601 S. Bench St., Galena, IL 61036
815-777-0200
www.GalenaLibrary.org

To Mayor Renner and the Galena City Council,

We are writing to gain your approval to hold a ticketed event at the Grant Park Pavilion on Sunday, May 21, 2023.

The event will be a catered picnic brunch with a performance. This will be a part of our successful annual literary festival, Galena LitFest, which will be in its eighth year. The majority of the festival will take place in January. In the past year we expanded the festival and held a Picnic with Mary Shelley on May 22 in the Grant Park Pavilion. This event was very successful.

On May 21,2023, Debra Miller will portray the historical, world-famous stunt reporter, Nellie Bly. She has performed in Galena for LitFest many times in previous years to much acclaim and sold out shows.

The tickets will be sold by the library with options to purchase them at the front desk or online via Eventbrite.

We hope that you will join us in our effort to continue offering a festival that is unique in Galena and highlights the diversity and accessibility of literature. Please feel free to contact us to learn more.

Regards,

Jenna Diedrich
Library Director

Larissa Distler
Adult Services Librarian

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Hillary Dickerson, Facilities Manager

DATE: September 6, 2022

RE: OSLAD Resolution of Authorization

In July, the City entered into agreements with Community Funding and Planning Services for grant writing services and MSA for engineering design services for the proposed splash pad project at the Alice T. Virtue Memorial Pool. The proposed splash pad will replace the current kiddie pool.

The City is required to include a resolution of authorization as part of the application for the Illinois Department of Natural Resources Open Space Lands Acquisition and Development (OSLAD) Grant. The grant application deadline is Sept. 30.

I recommend approval of the resolution of authorization.

Thank you for your consideration.

OSLAD Grant Program
Resolution of Authorization

Form OS/DOC-3

Applicant (Sponsor) Legal Name: City of Galena

Project Title: Splash Pad Project

The City of Galena (Sponsor) hereby certifies and acknowledges that it has the sufficient funds necessary (includes cash and value of donated land) to complete the pending OSLAD project within the timeframes specified herein for project execution, and that failure to adhere to the specified project timeframe or failure to proceed with the project because of insufficient funds or change in local recreation priorities is sufficient cause for project grant termination which will also result in the ineligibility of the local project sponsor for subsequent Illinois IDNR outdoor recreation grant assistance consideration in the next two (2) consecutive grant cycles following project termination.

Acquisition and Development Projects

It is understood that the project must be completed within the timeframe established. The OSLAD timeframe is two years as is specified in the project agreement. The Billing Certification Statement must be submitted within 45 days of the grant expiration date and the last reimbursement request must be submitted within one year of the grant expiration date. Failure to do so will result in the Project Sponsor forfeiting all project reimbursements and relieves IDNR from further payment obligations on the grant.

The City of Galena (Sponsor) further acknowledges and certifies that it will comply with all terms, conditions and regulations of 1) the Open Space Lands Acquisition and Development (OSLAD) program (17 IL Adm. Code 3025); 2) the Illinois Grant Funds Recovery Act (30 ILCS 705); 3) the federal Uniform Relocation Assistance & Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and/or the Illinois Displaced Persons Relocation Act (310 ILCS 40 et. seq.), as applicable; 4) the Illinois Human Rights Act (775 ILCS 5/1-101 et.seq.); 5) Title VI of the Civil Rights Act of 1964, (P.L. 83-352); 6) the Age Discrimination Act of 1975 (P.L. 94-135); 7) the Civil Rights Restoration Act of 1988, (P.L. 100-259); and 8) the Americans with Disabilities Act of 1990 (PL 101-336); and will maintain the project area in an attractive and safe condition, keep the facilities open to the general public during reasonable hours consistent with the type of facility, cease any farming operations, and obtain from the Illinois DNR written approval for any change or conversion of approved outdoor recreation use of the project site prior to initiating such change or conversion; and for property **acquired** with OSLAD assistance, agree to place a covenant restriction on the project property deed at the time of recording that stipulates the property must be used, in perpetuity, for public outdoor recreation purposes in accordance with the OSLAD programs and cannot be sold or exchanged, in whole or part, to another party without approval from the Illinois DNR, and that development at the site will commence within 3 years.

BE IT FURTHER PROVIDED that the City of Galena (Sponsor) certifies to the best of its knowledge that the information provided within the attached application is true and correct.

This Resolution of Authorization has been duly discussed and adopted by the City of Galena (Sponsor) on the _____ day of September (month), 2022 (year)

Terry Renner
Name (printed / typed)

Attested by: _____

Signature

Date: _____

Title

GALENA FIRE DEPARTMENT

Proudly Serving Galena Since 1830

Bob Conley
Moyer
Fire Chief

Wayne

President

Mayor Renner and City Council,

As you are aware the Fire Department has budgeted $100,000 to replace our Command vehicle this year. We received two bids for the chassis that are listed below. We are seeking the City Council's approval to purchase from the lower bidder, Richardson Motors of Dubuque. We would like approval to order the chassis now as there is a long lead time for delivery. This price does not include the utility box, lettering, or installation of lights and radios. We are still waiting for bids on those items as some of them are dependent on the chassis that is selected. We should still be under our total budget when the truck is complete. Thank you for your consideration and please contact me if you have any questions.

2022 Ram Big Horn 2500 (Galena Chrysler) - $59,778

2023 GMC Sierra 2500 HD (Richardson Motors, Dubuque) - $52,575

Bob Conley

Fire Chief

Galena Fire Department

(815)297-3363

rlconley@galenafd.com

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: August 30, 2022

RE: Guy's Towing Annexation

At the August 22 city council meeting, the council approved the preliminary subdivision plat and zoning items related to the annexation of an addition to the Industrial Park proposed by the owners of Guy's Towing. The first reading of the annexation agreement was also approved. The final plat of subdivision and annexation agreement are on the agenda Monday for possible approval. I am writing to update you on changes to the first draft of the agreement proposed by the owners of Guy's Towing, the Richard family.

Staff met with Richard family members on August 29 and learned of the details of their interest in incentives to annex the 3.1-acre plot. They propose a combination of a property tax abatement and reimbursement for materials to construct the street, water, sewer and storm sewer. Their proposal is as follows:

1. Abatement of property taxes for the three new lots for a 20-year period. We can only estimate the value of the proposed abatement. Assuming the value of the new building and property is double the current Guy's Towing property (or $1.17 million), the City would abate approximately $5,500 of taxes annually or $110,000 over 20 years. Any construction on the two highway lots would increase the abatement amount.

2. Reimbursement of material costs for infrastructure to be constructed by the owner and dedicated to the City. This would be the extension of AJ Harle Drive. The total reimbursement sought is $115,060. The breakdown of estimated costs is shown in Table 1 below.

Table 1. Estimated Material Costs for Extension of AJ Harle Drive

Item Description	Estimated Cost
Water Main (pipe, valves, hydrant)	$19,200
Sewer Main (pipe, fittings, manholes)	$9,320
Storm Sewer (pipe, fittings, manholes)	$13,175
Street (base rock, curb and gutter, asphalt)	$73,365
TOTAL	**$115,060**

I am attaching a revised draft of the annexation agreement with the proposed changes highlighted.

Property tax abatement is only an available option as part of an annexation agreement. The City has approved tax abatements in only two other instances, the Palace Campground annexation in 2016 and the former Galena Body Shop annexation in 2021. The latter has not been executed by the owner as of this date. The Campground abatement is for 20 years or not to exceed $40,000. The Body Shop abatement would be for five years with no dollar limit if executed.

The reimbursement of infrastructure costs has been used as an incentive for annexation only once in recent history. In 1999, the City approved a reimbursement of material costs for the 190-acre Galena Scenic Meadows Subdivision. Wal-Mart, Galena Chrysler, Hartig Drug, Medical Associates, and Subway are located in the subdivision. The reimbursement agreement was for $445,000 paid over 10 years. The reimbursement was for water, sewer, and street construction materials.

Whether to offer incentives and the type and value of the incentives is completely the discretion of the city council. The annexation agreement could be approved in its current form or with any changes adopted by the council.

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

August 29, 2022
Revised September 7, 2022

Guy's Truck & Tractor
11380 Dandar Street
Galena, IL 61036

RE: Expansion

Water Materials
- 8" C900 Pipe: 220'
- Tracer wire: 500' roll
- 8" x 6" Tee: 1
- 6" 45° Bend: 2
- 8" Plug: 1
- 6" Valves and valve boxes: 2
- 6" x 6' Kennedy Hydrant with Stortz nozzle: 1
- Total = $ 19,200.00

Sewer Materials
- 8" SDR35 Pipe: 266'
- 8" x 4" Wye: 2
- 4" SDR35 Pipe: 238'
- 4" 45° Bend: 2
- R1642A Sanitary ring and over: 2
- Internal chimney seals: 2
- 48" Manhole: 2
- Total = $ 9,320.00

Storm Sewer Materials
- 15" RCP Pipe: 242'
- 24"x 36" Inlet: 3
- 48" Manhole: 1
- R1642 Storm castings: 1
- R3067L Storm curb intakes: 3
- Total -= $ 13,175.00

Earthwork for Road Extension
- Total = $9,500.00

Road Extension

10" of Breaker Run: 880 ton
6" of CA-10 Gravel: 525 ton
6" x 24" Curb: 850'
4" of Asphalt: 1,323 cy=300 ton HMA Paving
Total = $ 73,365.00

Grand Total = $ 124,560.00

ANNEXATION AGREEMENT

THIS AGREEMENT is made on or as of the _____ day of _____, 2022, by and between the **CITY OF GALENA, an Illinois Municipal Corporation** (the "City") and **Richard Family Properties, LLC, or their grantees, heirs, successors or assigns**, (the "Owner/Developer").

RECITALS

A. The Owner/Developer holds title to the "Property" hereinafter more particularly described in "Exhibit A."

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

C. Owner/Developer has signed a duly executed Petition for Annexation in accordance with the provisions of the Illinois Compiled Statutes, 65 ILCS 5/7-1-2 and is hereby requesting that the City enter into this Annexation Agreement pursuant to the requirements and provisions of Section 11-15.1-1 of the Illinois Municipal Code.

D. The Property is contiguous to the City of Galena and Owner/Developer has indicated the desire and intention to have the Property annexed to the City upon the terms and conditions herein set forth.

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

F. Owner/Developer proposes to enter into an annexation agreement with the City for the Property, subdivide the Property into three lots, and rezone one lot to Heavy Industrial District and the other two lots to Planned Commercial District pursuant to authority granted by the City of Galena Zoning Board of Appeals and the Galena City Council.

G. Given the proximity of the Property to the City of Galena corporate boundary and the possible provision of City utilities to the Property, the proposed development of the Property will have a far greater impact on the City than upon any other unit of local government having the authority to undertake regulation of those operations.

H. On August 10, 2022, after duly published notice, the Zoning Board of Appeals of the City conducted a public hearing on the request of the Owner/Developer for approval of the Preliminary Plat of Subdivision, rezoning, variance to the front yard setback, a special use permit to allow discouraged wall materials in the Highway 20 corridor, and Highway 20 corridor design approval for the buildings. The Zoning Board of Appeals, by a vote of ~~____~~ five (5) in favor and ~~____~~ none (0) against (~~X~~5-~~X~~0) ~~to~~ recommended the approval ~~approve~~of the zoning applications.

I. On Augusts 22, 2022, after duly published notice, the City Council of the City reviewed and considered the record from the August 10, 2022, Zoning Board of Appeals public hearing on the proposed Preliminary Plat of Subdivision. The City Council voted

~~_____~~six (6) in favor and ~~_____~~none (0) against (~~X~~6-~~X~~0), achieving the votes required for approval of the Preliminary Plat of Subdivision.

J. On August 22, 2022, after duly published notice, the City Council of the City reviewed the record from the August 10, 2022, Zoning Board of Appeals public hearing on the rezoning from Limited Agricultural to Heavy Industrial District and Planned Commercial District and voted to approve the first reading of the ordinance to rezone the Property.

K. On August 22, 2022, after duly published notice, the City Council conducted a public hearing on this Agreement in accordance with applicable law. The City Council then voted to approve the first reading of the ordinance to execute this Annexation Agreement.

L. On ~~September 12~~August 22, 2022, after duly published notice, the City Council voted ~~_____~~six (6) in favor and ~~_____~~zero (0) against (~~X-X~~6-0), achieving the votes required for approval of the ~~Final~~ Preliminary Plat of Subdivision.

M. On ~~September 12~~August 22, 2022, after duly published notice, the City Council voted ~~_____~~six (6) favor and ~~_____~~none (0) against (~~X-X~~6-0), achieving the votes required to approve the ordinance to rezone the Property from Limited Agricultural to Heavy Industrial District and Planned Commercial District.

N. On September 12, 2022, after duly published notice, the City Council voted _____ favor and ____ against (X-X), achieving the votes required to approve the ordinance to execute this Annexation Agreement.

O. On September 12, 2022, after duly published notice, the City Council voted in favor and _____ against (X-X), achieving the votes required for approval of the Final Plat of Subdivision.

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

~~P~~Q. Owner/Developer acknowledges and agrees that no development may begin on the Property until the associated permits are issued.

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

ARTICLE I

INCORPORATION OF RECITALS AND EXHIBITS

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

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

ARTICLE II

DEFINITIONS

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

2.1.1 "**Agreement**" or "**this Agreement**" shall mean this Annexation Agreement between the City and the Owner/Developer.

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

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

2.1.4 "**Owner/Developer**" means Richard Family Properties, LLC, or their grantees, heirs, successors or assigns.

2.1.5 "**Property**" means the real property legally described on "Exhibit A."

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

ARTICLE III

ANNEXATION AND ZONING OF THE PROPERTY

3.1 **Plat of Annexation.** A plat of annexation, prepared at the sole cost and expense of the Owner/Developer, depicting the relationship of the boundaries of the

Property prior to its annexation to the then-existing corporate limits of the City is attached and made part hereof as “Exhibit A”.

3.2 **Annexation of the Property.** Within sixty (60) days after the adoption of this agreement, the City shall, subject to the terms and conditions of this Agreement, do all things necessary or appropriate to cause the Property to be annexed to the City and to comply with the provisions of this Agreement. In particular and without limitation, the City shall pass and approve an ordinance annexing the Property to the City and prepare and serve any notices as may be required for any township road district, fire protection district or library district, as appropriate. The City shall record with the Jo Daviess County Recorder as necessary the ordinance annexing the Property and record or file any other documents as may be necessary to effectuate the terms of this Agreement.

3.3 **Adoption of Ordinances Addressing Zoning Matters.** No later than sixty (60) days after the adoption of this Agreement, the City shall, subject to the terms and conditions of this Agreement, do all things necessary or appropriate to cause the City to adopt an ordinance for the purpose of establishing the zoning of the Property and parts thereof, being Heavy Industrial District and Planned Commercial District zoning.

3.4 **Use of the Property Prior to Annexation.** Until the City annexes the Property as provided in Section 3.3 of this Agreement, the City and Owner/Developer agree that the Owner/Developer may proceed with planning activities for developing the

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

ARTICLE IV

ZONING

4.1 **Zoning**. The City shall enact such ordinances, adopt such resolutions and take such other actions as are necessary to effectuate the following zoning:

1. Accept and approve the Final Plat of Subdivision

2. Zone the Property as Heavy Industrial District (Lot 1) and Planned Commercial District (Lot 2 and 3)

3. Approve a variance from the front yard building setback on Dandar Street to accommodate the proposed building addition.

4. Approve a special use permit to allow a discouraged wall material on the proposed building addition and new building on Lot 1 in the Highway 20 corridor

5. Approve the building designs for the proposed building addition and new building on Lot 1.

4.2 **Highway Corridor Overlay Compliance**. Prior to the issuance of any City building permit, the Owner shall comply with the provisions of the Highway Corridor

Overlay District as found in Zoning Code Section 154 Appendix C for those portions of the Property to which the Corridor District applies. According to Section 154.922, a Non-Administrative Highway 20 Development permit shall be required for those portions of the Property to which the Corridor District applies.

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

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

4.5 **Materials to be Used**. Exterior materials on all buildings shall comply with Section 154, Appendix C, of the Zoning Code, as applicable and unless modified by zoning variance.

4.6 **Lighting, Signage and Parking.** Lighting, signage, parking, and other infrastructure in the development shall comply with the City of Galena Zoning Ordinance Sections 154.601-154.604 and 154.801-154.811.

4.7 **Utilities**. All public utilities constructed in the Property shall be located within right-of-ways or easements dedicated for utility services. All easements shall be a minimum twenty (20) feet in width from the utility and shall be adequate for the

maintenance, repair, and replacement of the utilities as determined by the City engineer. All utilities constructed in the Property shall be located underground.

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

ARTICLE V

CODES AND ORDINANCES; FEES

5.1 Except where specifically limited or reserved by this Agreement, to the extent of any conflict, ambiguity or inconsistency between the terms, provisions or standards contained in this Agreement and the terms, provisions or standards, either presently existing or hereafter adopted, by the City of Galena Code of Ordinances, the City of Galena Zoning Code, the City of Galena Storm Water Detention Ordinance, or any other City code, ordinance or regulation, the terms, provisions and standards of this Agreement shall control and govern during the term of this Agreement.

5.2 No fee or charge of any description shall be imposed upon the Owner/Developer or upon the development and use of the Property, unless, as of the date of this Agreement, such fee or charge is in existence and being collected by the City on a uniform basis from all Owner/Developer, users and developers of property within the City. The Owner/Developer shall be subject to any changes in fees or charges, either increases or decreases, or new fees or charges, collected by the City

during the term of this Agreement provided said changes are implemented on a uniform basis in the City and applicable to the Owner/Developer.

ARTICLE VI

SANITARY SEWER SERVICE

6.1 The City represents and warrants that it owns, operates and maintains a sanitary sewage collection, treatment and disposal system within its borders, and nearby the Property. All buildings on the property that are required by building code to have sanitary sewer facilities shall be connected to the public sewer system and shall not be permitted to utilize septic treatment or other alternative treatment or containment systems. Owner/Developer shall provide, at the sole cost and expense of the Owner/Developer, a study by a professional engineer, approved by the City prior to the commencement of work to perform the study, which clearly demonstrates the capacity of the existing sanitary system to serve the expected needs of Owner/Developer without adversely affecting the operation of the existing sanitary system. Said study shall also identify all needs and design requirements for the installation of all connecting mains, etc. to the existing City sewer system and any required system of mains within the Property for a fully functioning system to serve the sanitation sewer needs of the Property as developed. Any necessary upgrades of the system identified by said engineering study, including any infrastructure to be located outside of the Property, and including but not limited to, pipes, valves, lift stations, pumps, treatment facilities, SCADA, lift stations, back-up power supplies, etc., shall be completed at the sole cost

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

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

6.3 The Owner/Developer shall be responsible for obtaining any and all permissions, easements, or property necessary to install the sanitary sewer system needed to serve the Property. The City does not guarantee sufficient public right-of-way or public property to install sanitary sewer service outside of the Property. Any and all costs incurred by the City in assisting Owner/Developer in obtaining permits, easements, completion of the engineering study and any other assistance including, but not limited to City staff time, additional engineering and other professional costs as well as reasonable attorney fees, all as reasonably identified by the City, shall be reimbursed

in full to the City by Owner/Developer prior to authorization to connect either to the existing sewer system or any extension or expansion thereof accomplished by Owner/Developer or the City pursuant to the terms of this Agreement. Such action to complete such extension of the sanitary sewer system main or mains shall be taken no later than thirty (30) days before the date sanitary sewer service is required for occupancy of the improvements to be serviced by said sewer main extension and constructed on the Property. City shall without cost to the City and to the extent reasonably possible, assist Owner/Developer in procuring easements or acquiring property interests necessary to extend the sanitary sewer from its current terminus to the boundary of the Property in order to provide sanitary service to the Property. All such work will be done in accordance with plans provided in said engineering study and approved by the City Engineer.

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

ARTICLE VII

POTABLE WATER SERVICE

7.1 The City represents and warrants that it owns, operates and maintains a potable water supply and distribution system within its borders. All buildings on the property that are required by building code to have potable water service shall be connected to the public water system and shall not be permitted to private wells or other private water systems. Owner/Developer shall provide, at the sole cost and expense of Owner/Developer, a study by a professional engineer, approved by the City prior to the commencement of work to perform the study, which clearly demonstrates the capacity and pressure of the existing potable water system to serve the expected needs of Owner/Developer without adversely affecting the operation of the public water system. Said study shall also identify all needs and design requirements for the installation including all pipes, valves, hydrants, booster pumps, pressure stations, wells and storage. Said study shall also identify all needs and design requirements for the installation of all connecting mains to the existing City potable water system and any required system of mains within the Property for a fully functioning system to serve the potable water needs of the Property as developed. Any necessary upgrades of the system identified by said engineering study, including any infrastructure to be located outside of the Property, and including but not limited to any pipes, valves, hydrants, pressure stations, towers, public wells, SCADA, etc., shall be completed at the sole cost and expense of the Owner/Developer prior to the City authorizing the Owner/Developer to connect to the system. Prior to the issuance of any construction or other permits related to any phase of the development of the Property, an Illinois Environmental

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

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

7.3 The Owner/Developer shall be responsible for obtaining any and all permissions, easements, or property necessary to install the potable water system needed to serve the Property. The City does not guarantee sufficient public right-of-way or public property to install water service outside of the Property. Any and all costs incurred by the City in assisting Owner/Developer in obtaining permits, easements, completion of the engineering study and any other assistance including, but not limited to City staff time, additional engineering and other professional costs as well as reasonable attorney fees, all as reasonably identified by the City, shall be reimbursed in full to the City by Owner/Developer prior to authorization to connect either to the existing potable water system or any extension or expansion thereof accomplished by Owner/Developer or the City pursuant to the terms of this Agreement. Such action to complete such extension of the potable water main or mains shall be taken no later than

thirty (30) days before the date water service is required for occupancy of the improvements to be serviced by said water main extension and constructed on the Property. City shall, without cost to the City and to the extent reasonably possible, assist Owner/Developer in procuring easements or acquiring property interests necessary to extend the potable water from its current terminus to the boundary of the Property in order to provide potable water service to the Property. All such work will be done in accordance with plans provided in said engineering study and approved by the City Engineer. Water within the Property shall be extended only with Illinois Environmental Protection Agency approval and pursuant to permits from the City.

ARTICLE XIII

STORM DRAINAGE

8.1 Owner/Developer shall be responsible for providing all necessary storm sewers, conveyances, pumps and equipment, detention systems and compensatory storage in compliance with the City of Galena Storm Water Detention Ordinance as amended, the existing City of Galena Flood Plain Ordinance and all other local, state, and federal applicable laws and regulations, as modified or amended pursuant to the terms of this Agreement. All storm sewers, conveyances, pumps and equipment, detention systems and compensatory storage shall be constructed, owned and maintained at the sole cost and expense of the Owner/Developer.

ARTICLE IX

ROADWAYS

9.1 The Owner/Developer shall construct all roadways required to be developed on the Property or constructed to access the property from an existing public roadway. Said construction shall be completed at the expense of the Owner/Developer and in accordance with the City's standards for roadway construction as they pertain to stone base and bituminous or concrete surfacing. All roadway design and construction shall be approved by the City Engineer.

ARTICLE X

OTHER REQUIREMENTS REGARDING INFRASTRUCTURE

10.1 All public infrastructure including, but not limited to the sanitary sewer system and potable water system shall be installed on the Property consistent with all City ordinances, specifications, rules, regulations and the terms of this Agreement and same shall be subject to inspection and testing by appropriate officials of the City prior to the required dedication to and acceptance of same by the City. No occupancy permits for any commercial buildings in the development shall be issued by the City until all testing, inspection, dedication and acceptance by the City of any sanitary sewer and potable water connections to existing City systems has been completed. All costs and expenses of such testing and inspections to facilitate City approval and acceptance thereof shall be paid by Owner/Developer, including, but not limited to, the cost of a professional engineer at any time during the development of the Property as required by

the City to inspect and test the sewer system and potable water system. Prior to the City accepting dedication of any public infrastructure, said professional engineer shall provide the City with a report confirming all public infrastructure is installed in accordance with City approved plans and specifications. Acceptance of public infrastructure shall be achieved by the adoption of an ordinance(s) with accompanying bill(s) of sale from the Owner/Developer.

10.2 Prior to taking any action with regard to installing any such public infrastructure systems, Owner/Developer shall provide at least forty-eight (48) hour advance notice to the City that such work is about to commence. Failure to provide such notice prior to the beginning of any such work shall be a breach of this Agreement and shall subject the Owner/Developer to stop work order(s) for a duration determined by City to be appropriate under the circumstance.

10.3 Owner/Developer acknowledges and agrees that no public infrastructure shall be approved or accepted by the City, nor will any building permits be issued without the delivery to the City by Owner/Developer of “As Built” plans and/or drawings of all such public infrastructure installations in both paper and electronic form compatible with the Jo Daviess County Geographic Information System (GIS) or any similar system used by Jo Daviess County and the City at the time of submission of same.

10.4 Prior to acceptance of any dedication of any public infrastructure by the City, Owner/Developer shall provide to the City copies of all recorded easements needed for such public infrastructure. Owner/Developer agree that all such easements shall not be created nor recorded without prior City Attorney acceptance and approval of the

language, terms and descriptions set forth therein. All such easements shall reference that maintenance and repairs of said public infrastructure shall be completed by Owner/Developer prior to acceptance of same by the City under the terms of this Agreement.

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

ARTICLE XI

BUILDING PERMITS

11.1 It is agreed that the City will not issue building permits for the subject area unless and until City staff has completed all approvals as set forth above, including approval of the site plan consistent with zoning of the Property and the requirements as imposed upon Owner/Developer pursuant to this Agreement and any amendment thereto. Such plan or plans shall conform to the requirements of the Galena Zoning Code and the municipal codes applicable at the date of this Agreement. Such plan or plans, when submitted, shall be promptly considered by City staff and, if necessary, by the Galena Zoning Board of Appeals, the Zoning Administrator and/or the City Council, as the case may be. Owner/Developer shall pay all building permit fees required of properties located within the municipal limits at the time of application.

ARTICLE XII

INCENTIVES

12.1 Under the authority of the Illinois Compiled Statutes (35 ILCS 200/18-184) the City shall annually abate the property taxes levied by the City for the Property for a period not to exceed 20 years beginning on the effective date of this Agreement.

12.2 The City agrees to participate in the cost of infrastructure for the development of the subdivision using public funds. Said contributions shall be as follows:

1. Water Main Extension on AJ Harle Drive. The City shall contribute up to $19,200.00 for materials required to extend the public watermain from Dandar Street to the northern terminus of AJ Harle Drive. Said sum shall not exceed $19,200.00.
2. Sewer Main Extension on AJ Harle Drive. The City shall contribute up to $9,320.00 for materials required to extend the public sewer main from current city limit to the northern terminus of AJ Harle Drive. Said sum shall not exceed $9,320.00.
3. Storm Sewer Extension on AJ Harle Drive. The City shall contribute up to $13,175.00 for materials required to extend the public storm sewer within AJ Harle Drive. Said sum shall not exceed $13,175.00.
4. Street Construction of AJ Harle Drive Extension. The City shall contribute up to $73,365 for materials required to extend AJ Harle Drive from Dandar Street to the northern terminus. Said sum shall not exceed $73,365.00.

5. City's Payment. The City's contributions as set forth herein shall be paid in full upon satisfactory completion of the prescribed construction work, as determined by inspection by the City Engineer, and dedication and acceptance by the City.

ARTICLE XIII

TERM

~~12~~13.1 This Agreement shall be binding upon the parties and their respective grantees, heirs, successors and assigns for twenty (20) years, commencing as of the date hereof, and for such further term as may hereinafter be authorized by statute and by City ordinance. Failure of Owner/Developer to complete development of the Property during said twenty (20) years shall require Owner/Developer to renegotiate a new Agreement with the City prior to proceeding with any development of the Property thereafter. Should the property be annexed to the City at the expiration of the Term of this Agreement, the continuing validity of the zoning of the Property or any ordinance enacted by the City pursuant to this Agreement shall not be affected.

ARTICLE ~~XIII~~XIV

PERFORMANCE BOND

~~13~~14.1 A bond shall be required prior to the issuance of any permits for the construction of infrastructure intended to be dedicated to the City upon completion. To assure performance and completion of the terms and conditions of this Agreement and all construction and other commitments made by Owner/Developer under the terms of

this agreement, Owner/Developer shall provide to the City a Performance Bond either in cash or through a bank or an insurance carrier acceptable to the City in an amount to be determined by City to cover one-hundred (100) percent of the cost of installing all public infrastructure. The surety described in this section may be issued in phases to correspond with any approved phases in the Final Planned Unit Development Plan but must be in effect for any phase under construction. Said bond shall be in the name of the City, due within sixty (60) days of approval of the Final Planned Unit Development Plan and shall authorize the City to use said funds if Owner were to fail to perform under the terms of this Agreement. Failure to perform shall be identified as follows:

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

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

ARTICLE XIV

GENERAL PROVISIONS

~~14~~15.1 **Breach and Opportunity to Cure**. Before any failure of any party to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify in writing the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance is completed to the reasonable satisfaction of the complaining party within thirty (30) days after receipt of such notice, or in the case of a failure which by its nature takes in excess of thirty (30) days to cure, such longer period of time as may be reasonably necessary to cure the same provided that the curing party is pursuing said cure with due diligence.

~~14~~15.2 **Enforcement**. The terms and conditions of this Agreement shall be specifically enforceable by the parties hereto. In the event of litigation initiated by either party for the purpose of seeking enforcement of this Agreement, the Court shall award reasonable attorneys fees and costs to the prevailing party, whether such fees are incurred for purposes of negotiation, trial or appellate practice. A party will be deemed to have prevailed if it obtains a judgment or settlement which substantially provides the relief sought by such party as determined by the Court.

~~14~~15.3 **Amendment.** This Agreement and any exhibits attached hereto may be amended only by the mutual consent of the parties including in the case of the City, by the adoption of an ordinance or resolution of the City approving said amendment as provided by law, and by the execution of said amendment by the parties

or their successors in interest. Any language of this section which is inconsistent with Illinois law at the time such language is being construed regarding amendment of annexation agreements is hereby agreed by the parties as void.

~~14~~15.4 **No Other Agreements.** Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions relative to the subject matter hereof and fully integrates the agreement of the parties.

~~14~~15.5 **Binding on Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective grantees, heirs, successors and permitted assigns.

~~13~~15.6 **Consent.** Except as otherwise provided herein, whenever consent or approval of either party is required, such consent or approval shall not be unreasonably withheld or unduly delayed.

~~14~~15.7 **Paragraph Headings.** Paragraph headings and references are for the convenience of the parties and are not intended to limit, vary, define or expand the terms and provisions contained in this Agreement and shall not be used to interpret or construe the terms and provisions of this Agreement.

~~14~~15.8 **Severability**. If any provision, covenant or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement (and to that end, any provisions, covenants or portion of this Agreement are declared to be severable).

~~14~~15.9 **Applicable Law.** This Agreement shall be construed in accordance with the laws and decisions of the State of Illinois.

~~14~~15.10 **Notices.** All notices herein shall be in writing and shall be deemed to be effective as of the date of actual delivery if by personal delivery or as of the third day from and including the day of posting if mailed by certified or registered mail return receipt requested with postage prepaid:

To the City:
City of Galena
Attention: City Administrator
101 Green Street
Galena, IL 61036

with a copy to:
City of Galena
City Attorney
101 Green Street
Galena, IL 61036

To Owner/Developer:
Ben Richard
Guy's Towing
11380 Dandar Street
Galena, IL 61036

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

~~14~~15.~~12~~11 **Mutual Assistance.** Subject to provisions of this Agreement requiring payment for or reimbursement to the City for costs by Owner/Developer, the City and Owner/Developer shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms, including, without limitation, the giving of such notices, the holding of such public hearings, the enactment by the City of such resolutions and ordinances and the taking of such other actions as may be necessary to enable the City's and Owner/Developer compliance with the terms and provisions of this Agreement and as

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

IN WITNESS WHEREOF, the City and Owner/Developer have caused this Annexation Agreement to be executed effective as of the day and

year first above written.

CITY OF GALENA:

BY: _____
Its Mayor

ATTEST:

_____
Its City Clerk

OWNER/DEVELOPER:

BY: _____
Ben Richard

ATTEST: _____

STATE OF ILLINOIS)
) ss.
JO DAVIESS COUNTY)

The foregoing instrument was acknowledged before me by Terry Renner, City Mayor, and Mary Beth Hyde, City Clerk, this _____ day of _____, 20___.

_____
Notary Public

STATE OF ILLINOIS)
) ss.
JO DAVIESS COUNTY)

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

Given under my hand and Notarial Seal this _____ day of _____, 20___.

_____
Notary Public

PREPARED BY AND RETURN TO:

Joseph Nack
City Attorney
City of Galena
101 Green Street
Galena, IL 61036
815-777-1050

CITY OF GALENA, ILLINOIS

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

MEMORANDUM

TO: Honorable Mayor Renner, City Council, and City Administrator

FROM: Jonathan Miller, Zoning Administrator

DATE: September 7, 2022

RE: Cal. No. 22SUB-02 Owner and Applicant. Richard Family Properties LLC, 1138 Dandar St., Galena, IL 61036. Parcels: Part of 13-000-075-00, S11 T28N R1W PT S ½ NE & PT N 1/2 SE, Common Address 11410 US Rte 20 W.; 13-000-078-33, S11 T28N R1W Galena Industrial Park PT Lot 6; 13-000-078-03, S11 T28N R1W Galena Industrial Park Pt Lot 1 and 50' x 100' of "A" Street; and 13-001-078-34, S11 T28N R1W Galena Industrial Park Lot 3 of Resub. of Lot 6, Common Address 11380 Dandar St., Galena, IL 61036. Final Plan and Plat to subdivide 2 Planned Commercial lots and 1 Heavy Industrial Lot from the larger parcel.

Summary:

The applicant is looking to subdivide approximately 2.92 acres of land to the North of 11380 Dandar St., which is the current location of Guys Towing and annex the subject property into the corporate boundaries of the City of Galena. Guys Towing is looking to expand their operations onto a 1.274-acre parcel that is planned to be zoned Heavy Industrial. 2 additional parcels will be created are proposed to be zoned Planned Commercial for future development. They also plan to dedicate a 50' strip to the city down the center of the newly acquired property to extend AJ Harle Dr.

New curb & gutter, storm water detention, and a sanitary sewer are needed for the proposed subdivision. Adequate water main and fire hydrants exist in proximity to the location. A performance guarantee will be required to assure completion of the street, sanitary, and lot improvements to the satisfaction of the City Engineer.

A site plan and final plan / plat were reviewed, and the proposed lots comply with the bulk and density standards for Heavy Industrial and Planned Industrial development.

At the regular meeting on August 22, 2022, the Council approved the preliminary plan and plat.

This request is for the Final Plan and Plat approval. No changes have been made to the preliminary plan and plat and staff recommends approval.

If approved, the final plat will be signed by the respective authorities and the plat will be recorded pending an approved annexation agreement.

VACATION AND FINAL PLAT - GUY'S TRUCK AND TRACTOR SUBDIVISION

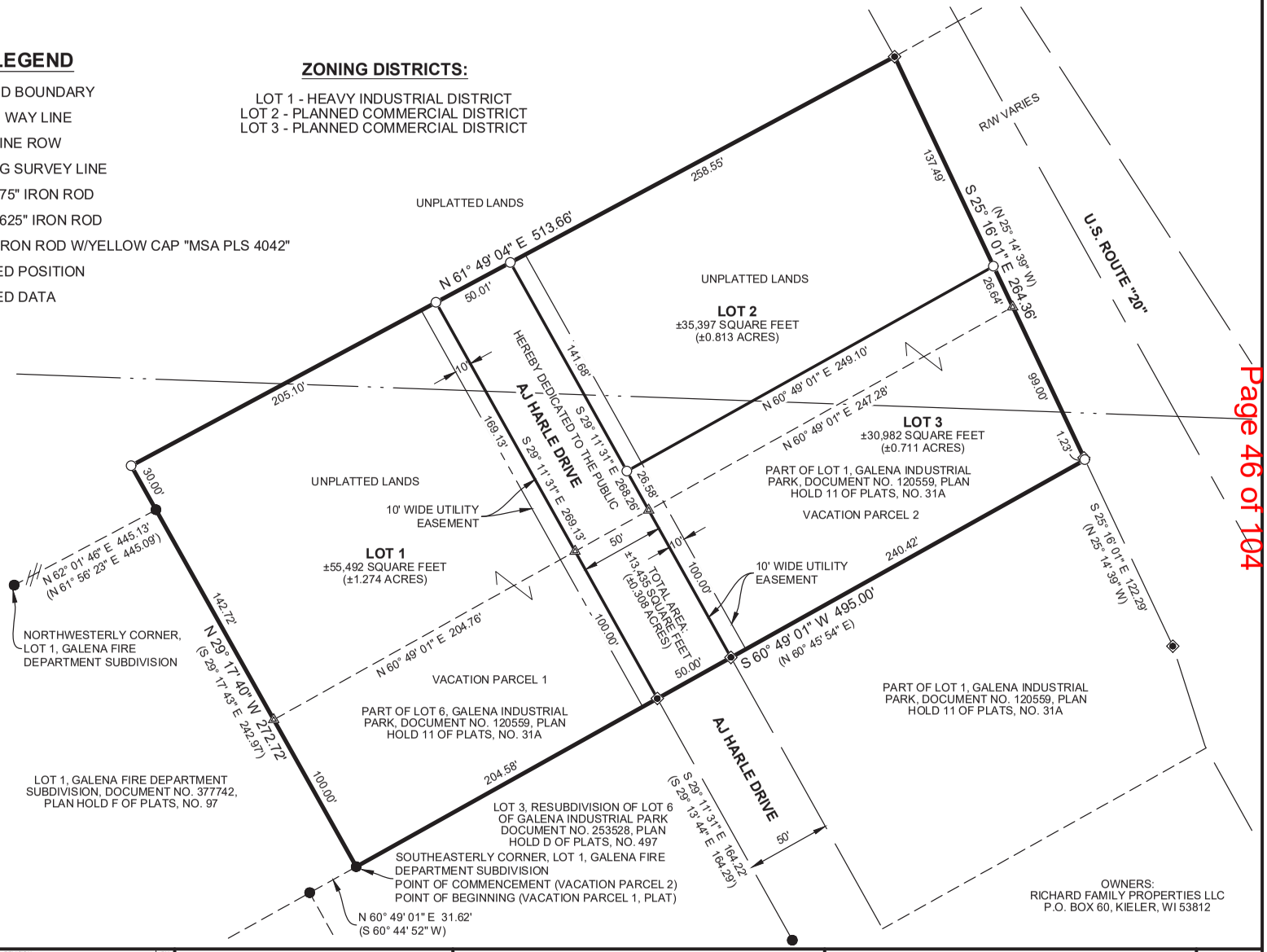
VACATING PARTS OF LOTS 1 AND 6 OF THE GALENA INDUSTRIAL SUBDIVISION, AND CONSOLIDATING THOSE PARCELS WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF RAWLINS, JO DAVIESS COUNTY, ILLINOIS.

LEGEND

- SURVEYED BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE ROW
- ADJOINING SURVEY LINE
- FOUND 0.75" IRON ROD
- FOUND 0.625" IRON ROD
- SET 0.75 IRON ROD W/YELLOW CAP "MSA PLS 4042"
- COMPUTED POSITION
- (XXX) - RECORDED DATA

ZONING DISTRICTS:

LOT 1 - HEAVY INDUSTRIAL DISTRICT
LOT 2 - PLANNED COMMERCIAL DISTRICT
LOT 3 - PLANNED COMMERCIAL DISTRICT



GRAPHIC SCALE

0 60 120

1 INCH = 60 FEET

ERIC J. SCHOOT
035.004042
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
STEVENS POINT, WI

PREPARED BY:
ERIC J. SCHOOT, PLS 035.004042
MSA PROFESSIONAL SERVICES, INC.
400 ICE HARBOR DRIVE, SUITE 110
DUBUQUE, IOWA 52001

OWNERS:
RICHARD FAMILY PROPERTIES LLC
P.O. BOX 60, KIELER, WI 53812

NO.	DATE	REVISION	BY

PROJECT DATE: | DRAWN BY: EJS | CHECKED BY: JH

PLOT DATE: 9/6/2022 11:01 AM, G:\21\21687\21687000\CADD\C3D\21687000 PLAT revised.dwg

MSA
ENGINEERING | ARCHITECTURE | SURVEYING
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400 Ice Harbor Drive, Dubuque IA 52001
(563) 582-3973 www.msa-ps.com

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GUY'S TRUCK AND TRACTOR SUBDIVISION
RICHARD FAMILY PROPERTIES, LLC
CITY OF GALENA, JO DAVIESS COUNTY, ILLINOIS

VACATION AND FINAL PLAT

PROJECT NO. 21687000

SHEET 1 OF 7

VACATION AND FINAL PLAT - GUY'S TRUCK AND TRACTOR SUBDIVISION

VACATING PARTS OF LOTS 1 AND 6 OF THE GALENA INDUSTRIAL SUBDIVISION, AND CONSOLIDATING THOSE PARCELS WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF RAWLINS, JO DAVIESS COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

I, ERIC J. SCHOOT, hereby certify that I am a Professional Land Surveyor in the State of Illinois, and that at the request of the owner(s) of the land described hereon, I have surveyed, subdivided, and platted the land shown hereon to be hereafter know as "GUY'S TRUCK AND TRACTOR SUBDIVISION", being a subdivision being part of Lots 1 and 6 of the Galena Industrial Subdivision, filed in Plan Hold 11 of Plats, Number 31A, as document number 120559 and located in part of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 11, Township 28 North, Range 1 West of the Fourth Principal Meridian, Town of Rawlins, Jo Daviess County, Illinois, and more particularly described as follows:

VACATION OF PARCEL 1

Beginning at a found 0.75 inch iron rod being the Southeasterly corner of Lot 1 of the Galena Fire Department Subdivision, filed in Plan Hold F of Plats, Number 97, as document number 377742; thence North 29 degrees 17 minutes 40 seconds West a distance of 100.00 feet along the Easterly line of said Lot 1 to the Northerly line of Lot 6 of Galena Industrial Park, filed in Plan Hold 11 of Plats, Number 31A, as document number 120559; thence North 60 degrees 49 minutes 01 seconds East a distance of 204.76 feet along said Northerly line to the Easterly right of way line AJ Harle Drive; thence South 29 degrees 11 minutes 31 seconds East a distance of 100.00 feet along said Easterly right of way to a found 0.625 inch iron rod at the Northeasterly corner of Lot 3 Resubdivision of Lot 6 of Galena Industrial Park, filed in Plan Hold F of Plats, Number 497, document number 253528; thence South 60 degrees 49 minutes 01 seconds West a distance 204.58 feet Northerly line of said Lot 3 to the Point of Beginning. Containing 20,467 square feet (0.470 acres) more or less.

VACATION OF PARCEL 2

Commencing at a found 0.75 inch iron rod being the Southeasterly corner of Lot 1 of the Galena Fire Department Subdivision, filed in Plan Hold F of Plats, Number 97, as document number 377742; thence North 29 degrees 17 minutes 40 seconds West a distance of 100.00 feet along the Easterly line of said Lot 1 to the Northerly line of Lot 6 of Galena Industrial Park, filed in Plan Hold 11 of Plats, Number 31A, as document number 120559; thence North 60 degrees 49 minutes 01 seconds East a distance of 254.76 feet along said Northerly line and the Easterly extension of said Northerly line to the Northwesterly corner of Lot 1 of Galena Industrial Park, filed in Plan Hold 11 of Plats, Number 31A, as document number 120559 and the Point of Beginning; thence continuing North 60 degrees 49 minutes 01 seconds East a distance of 247.28 feet along the Northerly line of said Lot 1 to the Westerly right of way line of U.S. Route "20" as shown on State of Illinois Right of Way Plat, Sheet Number 1B, dated November 5, 1996, Job number R-92-001-97 and as described in deed document number 251983; thence South 25 degrees 16 minutes 01 seconds East a distance of 100.23 feet along said Westerly right of way line to a set 0.75 inch iron rod on the North line of a parcel described in document number 394916; thence South 60 degrees 49 minutes 01 seconds West a distance of 240.42 feet along said Northerly line to a found 0.625 inch iron rod on the Westerly line of Lot 1 of Galena Industrial Park, filed in Plan Hold 11 of Plats, Number 31A, as document number 120559; thence North 29 degrees 11 minutes 31 seconds West a distance of 100.00 feet along said Westerly line to the Point of Beginning. Containing 24,385 square feet (0.560 acres) more or less.

Description continues on Sheet 3

PLOT DATE: 8/31/2022, 4:31 PM, C:\21\21687000\CADD\CIVIL\21687000 PLAT revised.dwg

VACATION AND FINAL PLAT - GUY'S TRUCK AND TRACTOR SUBDIVISION

VACATING PARTS OF LOTS 1 AND 6 OF THE GALENA INDUSTRIAL SUBDIVISION, AND CONSOLIDATING THOSE PARCELS WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF RAWLINS, JO DAVIESS COUNTY, ILLINOIS.

Description continued from Sheet 2

I further state that upon vacation, the above described lands are to be consolidated with a part of Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 11, Township 28 North, Range 1 West of the Fourth Principal Meridian, Town of Rawlins, Jo Daviess County, Illinois, and more particularly described as follows:

Beginning at a found 0.75 inch iron rod at the Southeasterly corner of Lot 1 of the Galena Fire Department Subdivision, filed in Plan Hold F of Plats, Number 97, as document number 377742; thence North 29 degrees 17 minutes 40 seconds West a distance of 272.72 along the Easterly line of said Lot 1 and the Northerly extension of said Easterly line to a set 0.75 inch iron rod; thence North 61 degrees 49 minutes 04 seconds East a distance of 513.66 feet to a found 0.625 inch iron rod on the Westerly right of way line of U.S. Route "20" as shown on State of Illinois Right of Way Plat, Sheet Number 1B, dated November 5, 1996, Job number R-92-001-97 and as described in deed document number 251983; thence South 25 degrees 16 minutes 01 seconds East a distance of 264.36 feet along said Westerly right of way to a set 0.75 inch iron rod on the Northerly line of a parcel described in document number 394916; thence South 60 degrees 49 minutes 01 seconds West a distance of 495.00 feet along said Northerly line, the Westerly extension of said Northerly line, and the Northerly line of Lot 3 of the Resubdivision of Lot 6 of Galena Industrial Park, as filed in Plan Hold D of Plats, Number 497, as document number 253528 to the Point of Beginning.

Containing 135,306 square feet (3.106 acres) more or less.

I also certify that the entire area of the subdivision shown hereon lies within Flood Zone "X", according FEMA FIRM Panel 17085C0250C, which bears an effective date of August 17, 2010.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown. Right of way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement. This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

I further Certify that to the best of my knowledge and belief, the foregoing plat is in compliance with Chapter 765 ILCS 205/1&2 of the Illinois Complied Statutes; that all monuments and markers exist as shown hereon; that all dimensional and geodetic details are correct as shown hereon; that dimensions are in feet and decimal of a foot; that bearings or angles are in degrees, minutes, and seconds and are referenced to Illinois State Plane Coordinate System, West Zone; and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary survey.

Dated this 1st Day of September, 2022.



_____

Eric J. Schoot, Illinois PLS No 035.004042
License Expires November 30, 2022
MSA Professional Services INC
License Number 184000945-0010
License Expires April 30, 2023

PLOT DATE: 9/6/2022 11:02 AM G:\21xx\21687000\CAD\C3D\21687000 PLAT Invoiced.dwg

VACATION AND FINAL PLAT - GUY'S TRUCK AND TRACTOR SUBDIVISION

VACATING PARTS OF LOTS 1 AND 6 OF THE GALENA INDUSTRIAL SUBDIVISION, AND CONSOLIDATING THOSE PARCELS WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF RAWLINS, JO DAVIESS COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

Pursuant to Chapter 765 ILCS 205 1 and 2 of the Illinois Complied Statutes, We, Richard Family Properties, LLC, owners of the land platted on the attached plat of "Guy's Truck and Tractor Subdivision", located in part of the Southeast Quarter of the Southeast Quarter of Section 25 and part of the Northeast Quarter of the Northeast Quarter of Section 36, All in Township 28 North, Range 1 East of the Fourth Principal Meridian, Jo Daviess County, Illinois hereby certify that we have caused said land to be surveyed, subdivided and platted for the uses and purposes herein set forth. We also acknowledge that all that portion of the above described property shown hereon as laying within the limits of AJ Harle Drive is hereby dedicated for public use for roadway and utility easement purposes. Utility easements are hereby dedicated for the use of the City of Galena, and public facilities franchised to do business within the City of Galena, as indicated on the plat marked as utility easements.
Signed on this _____ day of _____, 20___.

_____ _____
Benjamin Richard, Richard Family Properties, LLC Aaron Richard, Richard Family Properties, LLC

_____
Ryan Richard, Richard Family Properties, LLC

NOTARY CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

I, the undersigned, notary public in and for the County and state aforesaid, hereby certify that Benjamin Richard personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such owners, they executed the foregoing instrument as there free and voluntary act for the purposes and uses herein set forth.
In testimony whereof, I have hereunto set my hand and notarial seal on this _____ day of _____, 20___.

_____ My Commission expires_____
Notary Public

NOTARY CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

I, the undersigned, notary public in and for the County and state aforesaid, hereby certify that Aaron Richard personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such owners, they executed the foregoing instrument as there free and voluntary act for the purposes and uses herein set forth.
In testimony whereof, I have hereunto set my hand and notarial seal on this _____ day of _____, 20___.

_____ My Commission Expires_____
Notary Public

NOTARY CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

I, the undersigned, notary public in and for the County and state aforesaid, hereby certify that Ryan Richard personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such owners, they executed the foregoing instrument as there free and voluntary act for the purposes and uses herein set forth.
In testimony whereof, I have hereunto set my hand and notarial seal on this _____ day of _____, 20___.

_____ My Commission Expires_____
Notary Public

PLOT DATE: 8/31/2022 4:39 PM G:\21xx\21687000\CAD\C3D\21687000 PLAT master.dwg

VACATION AND FINAL PLAT - GUY'S TRUCK AND TRACTOR SUBDIVISION

VACATING PARTS OF LOTS 1 AND 6 OF THE GALENA INDUSTRIAL SUBDIVISION, AND CONSOLIDATING THOSE PARCELS WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF RAWLINS, JO DAVIESS COUNTY, ILLINOIS.

SCHOOL CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

Pursuant to Chapter 765 ILCS 205 1 and 2 of the Illinois Complied Statues, We, Richard Family Properties, LLC, owners of the land platted hereon, hereby certify that to the best of my/our knowledge the platted lands hereon drawn falls entirely within the Galena School District #120.

Signed on this _____ day of _____, 20____.

_____ _____

Benjamin Richard, Richard Family Properties, LLC Aaron Richard, Richard Family Properties, LLC

_____

Ryan Richard, Richard Family Properties, LLC

NOTARY CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

I, the undersigned, notary public in and for the County and state aforesaid, hereby certify that Benjamin Richard personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such owners, they executed the foregoing instrument as there free and voluntary act for the purposes and uses herein set forth.
In testimony whereof, I have hereunto set my hand and notarial seal on this _____ day of _____, 20____.

_____ My commission expires _____

Notary Public

NOTARY CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

I, the undersigned, notary public in and for the County and state aforesaid, hereby certify that Aaron Richard personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such owners, they executed the foregoing instrument as there free and voluntary act for the purposes and uses herein set forth.
In testimony whereof, I have hereunto set my hand and notarial seal on this _____ day of _____, 20___.

_____ My commission expires _____

Notary Public

NOTARY CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

I, the undersigned, notary public in and for the County and state aforesaid, hereby certify that Ryan Richard personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such owners, they executed the foregoing instrument as there free and voluntary act for the purposes and uses herein set forth.
In testimony whereof, I have hereunto set my hand and notarial seal on this _____ day of _____, 20___.

_____ My commission expires _____

Notary Public

PLOT DATE: 8/31/2022 3:33 PM G:\21\21687000\CAD\C3D\21687000 PLAT revised.dwg

VACATION AND FINAL PLAT - GUY'S TRUCK AND TRACTOR SUBDIVISION

VACATING PARTS OF LOTS 1 AND 6 OF THE GALENA INDUSTRIAL SUBDIVISION, AND CONSOLIDATING THOSE PARCELS WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF RAWLINS, JO DAVIESS COUNTY, ILLINOIS.

COUNTY CLERK'S TAX CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

I, _____, County Clerk in and for Jo Daviess County, in the State of Illinois, do hereby certify that I have examined the records and have found no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land described and platted as shown on the attached plat.

In testimony whereof, I have hereunto set my hand and affixed the seal of said county at my office in Galena, Illinois, in said county, this _____ day of _____, 20____.

_____
County Clerk

COUNTY RECORDER'S CERTIFICATE

State of Illinois)
) SS
County of Jo Daviess)

Filed for record this _____ day of _____, 20____ at _____ o'clock ___M., in _____ of

Plats, _____, as Document Number _____ and examined.

_____
County Recorder

By _____
Deputy Recorder

PLOT DATE: 8/31/2022 3:33 PM G:\21xx\21687000\CAD\C3D\21687000 PLAT revised.dwg

VACATION AND FINAL PLAT - GUY'S TRUCK AND TRACTOR SUBDIVISION

VACATING PARTS OF LOTS 1 AND 6 OF THE GALENA INDUSTRIAL SUBDIVISION, AND CONSOLIDATING THOSE PARCELS WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF RAWLINS, JO DAVIESS COUNTY, ILLINOIS.

CITY OF GALENA ACCEPTANCE CERTICIATE

State of Illinois)
) SS
County of Jo Daviess)

WHEREAS, Richard Family Properties, LLC, the Owner(s) of the lands hereon, have caused the same to be subdivided and platted as shown hereon and:

WHEREAS, said lands lie within the Corporate limits of the City of Galena, Illinois, and:

WHEREAS, Richard Family Properties, LLC, the Owner(s) have complied with the applicable Ordinance(s) of the City of Galena relating to the layout and pertinent dimensions of Subdivisions:

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Galena, that the Plat hereon be accepted and approved, subject to all improvements, if any, being constructed in accordance with the provisions and applicable subdivision ordinances of the City.
Passed this _____ day of _____, 2022.

_____
Mayor - City of Galena, Illinois

_____
Clerk - City of Galena, Illinois

_____
Zoning Administrator - City of Galena, Illinois

_____
City Engineer - City of Galena, Illinois

ENGINEER AND OWNER'S CERTICATE

State of Illinois)
) SS
County of Jo Daviess)

Pursuant to Chapter 765 ILCS 205 2 of the Illinois Complied Statutes, We, Richard Family Properties, LLC, Owner(s) of the land platted hereon and _____, an Illinois Licensed Professional Engineer, do hereby certify that, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has the right to use, and that such surface waters have been planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining properties resulting from the construction of this subdivision.
Dated this _____ day of _____, 2022.

_____
Benjamin Richard, Richard Family Properties, LLC

_____
Aaron Richard, Richard Family Properties, LLC

_____
Ryan Richard, Richard Family Properties, LLC

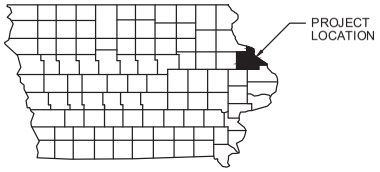
_____
Registered Professional Engineer
Registration No. _____
License Expires _____
MSA Professional Services INC
License Number 184000945-0010
License Expires April 30, 2023

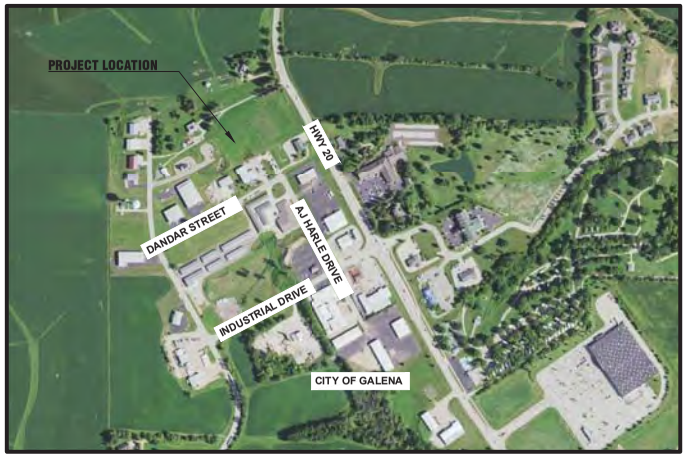
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GUYS TRUCK AND TRACTOR EXPANSION

CITY OF GALENA

JO DAVIESS COUNTY, ILLINOIS





LOCATION MAP
NOT TO SCALE

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING WATER MAIN
- EXISTING GATE VALVE & HYDRANT
- WATER SERVICE & CURB STOP
- PROPOSED WATERMAIN, VALVE, & HYDRANT
- PROPOSED WATER SERVICE & CURB STOP
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING FORCEMAIN
- EXISTING STORM SEWER & INLET
- PROPOSED STORM SEWER & INLET
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- BURIED ELECTRIC
- BURIED GAS & VALVE
- BURIED CABLE TELEVISION
- BURIED TELEPHONE
- BURIED FIBER OPTICS
- OVERHEAD UTILITY
- RAILROAD TRACKS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CULVERT PIPE
- PROPOSED CULVERT PIPE
- FENCE LINE
- DRAINAGE ARROW
- SILT FENCE
- RIGHT-OF-WAY
- BASELINE
- PROPERTY LINE
- TREE LINE
- BENCHMARK
- IRON PIPE
- IRON ROD
- CONTROL POINT
- UTILITY POLE & GUY
- SOIL BORING
- LIGHT POLE
- PEDESTAL
- STREET SIGN
- MAILBOX
- FLAGPOLE
- TREE - DECIDUOUS
- TREE - CONIFEROUS
- TREE TO BE REMOVED

NO.	DATE	REVISION	BY

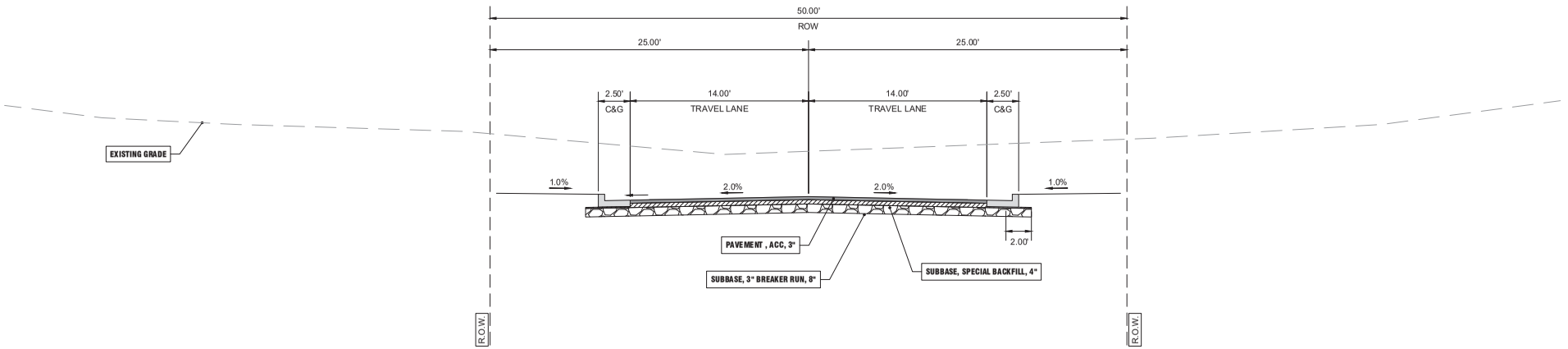
PROJECT DATE: —
DRAWN BY: Init
DESIGNED BY: Init
CHECKED BY: Init
PLOT DATE: —, G:\21\21687\21687000\CADD\Construction Documents\21687000 Cover Sheet.dwg

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400 Ice Harbor Drive, Dubuque IA 52001
(563) 582-3973 www.msa-ps.com
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GUY'S TRUCK AND TRACTOR EXPANSION
RICHARD FAMILY PROPERTIES, LLC
GALENA, ILLINOIS

COVER SHEET

PROJECT NO. 21687000
SHEET C1



STREET
PROPOSED TYPICAL SECTION
STA 100+25 TO STA 104+50

		NO.	DATE	REVISION	BY
PROJECT DATE:	DRAWN BY: Init	-	-	-	-
	DESIGNED BY: Init	-	-	-	-
	CHECKED BY: Init	-	-	-	-

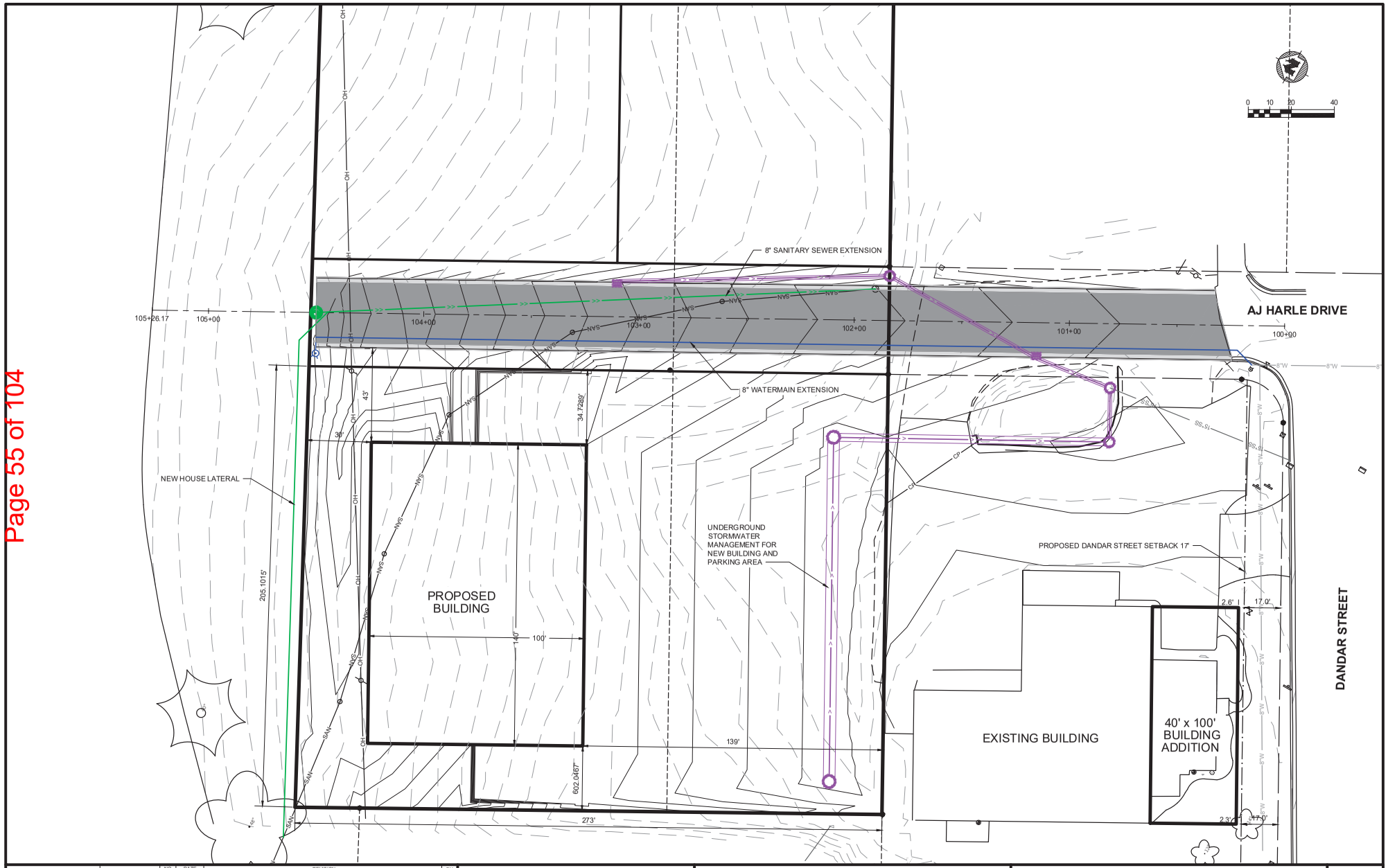
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GUY'S TRUCK AND TRACTOR EXPANSION
RICHARD FAMILY PROPERTIES, LLC
GALENA, ILLINOIS

TYPICAL SECTION

PROJECT NO.
21687000
SHEET
C2



		NO.	DATE	REVISION	BY
PROJECT DATE:	DRAWN BY: Init	-	-	-	-
	DESIGNED BY: Init	-	-	-	-
	CHECKED BY: Init	-	-	-	-

PLOT DATE: ---, G:\21\21687\21687000\CADD\C3D\21687000 Design.dwg

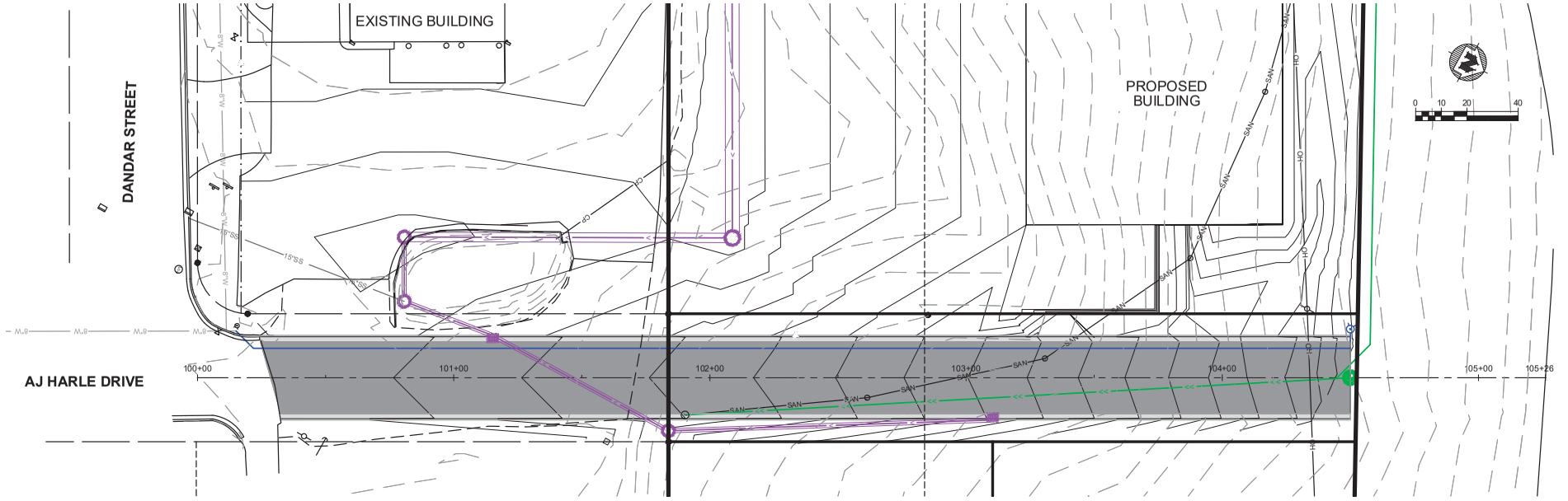
MSA

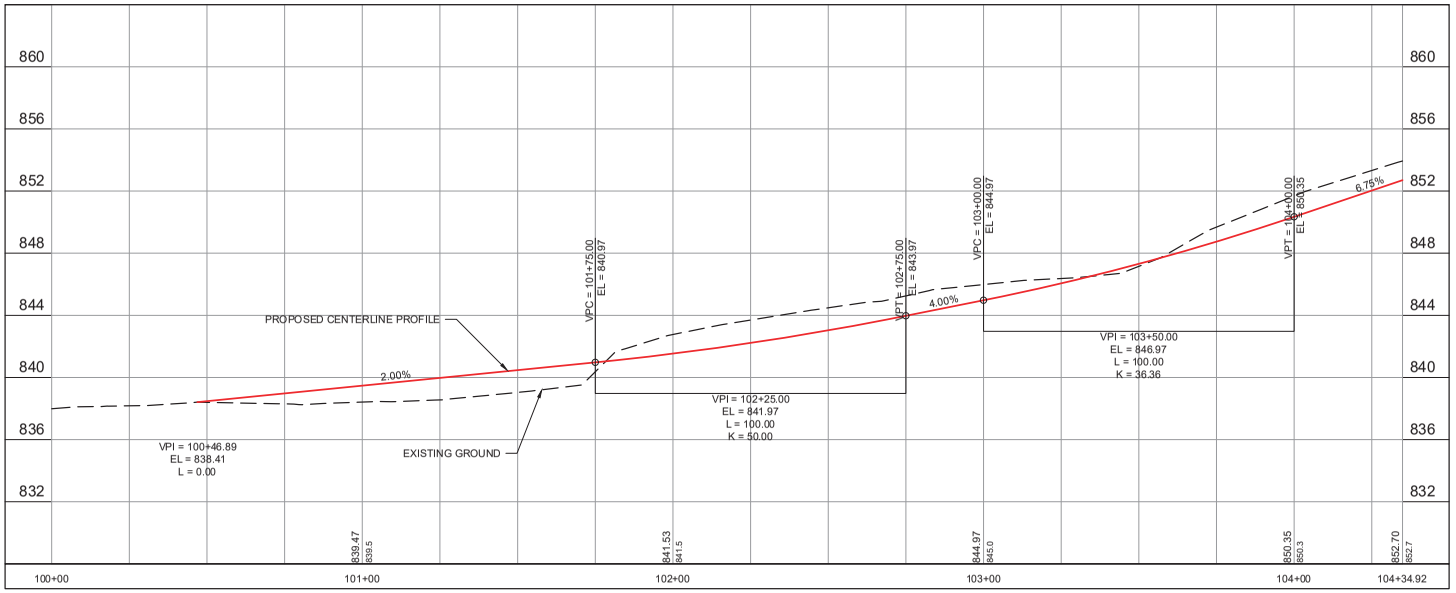
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GUY'S TRUCK AND TRACTOR EXPANSION
RICHARD FAMILY PROPERTIES, LLC
GALENA, ILLINOIS

OVERALL PLAN

PROJECT NO. 21687000
SHEET C3





		NO.	DATE	REVISION	BY
PROJECT DATE:	DRAWN BY: Init	-	-	-	-
	DESIGNED BY: Init	-	-	-	-
	CHECKED BY: Init	-	-	-	-

PLOT DATE: 7/22/2022 7:54 AM, G:\21\21687\21687000\CADD\Construction Documents\21687000 Street Plan and Profile.dwg

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GUY'S TRUCK AND TRACTOR EXPANSION
RICHARD FAMILY PROPERTIES, LLC
GALENA, ILLINOIS

STREET PLAN AND PROFILE

PROJECT NO. 21687000
SHEET C4

CITY OF GALENA, ILLINOIS

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

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: September 6, 2022

RE: Certified Local Government Grant

On August 4, 2022, the Historic Preservation Commission (HPC) voted to recommend that the City Council apply for grant funding to hire a consultant to update the Galena Historic Preservation Ordinance. The HPC heard from the Galena Preservation Advocacy Organization (CPAO) that the group is willing to write a grant for funding from the Certified Local Government Matching Grant program offered by the Illinois State Historic Preservation Office (SHPO). Grant dollars for the program are from the National Park Service and administered through SHPO. The application period has not yet been announced but applications are typically due in November.

Grants are 70% federal with a required 30% local match. The HPC and GPAO did not discuss the amount of grant funding that would be requested.

I am attaching the minutes from the August 4 HPC meeting and background information provided by GPAO. The background information contains an email from Anthony Rubano from SHPO where he explains how he believes our ordinance is flawed.

Please feel free to contact me with questions.

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
August 4,2022

CALL TO ORDER
Chairman Craig Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, August 4, 2022.

ROLL CALL & DECLARATION OF QUORUM
Upon roll call, the following members were present: Carl Johnson, Jack Dennerlein, Matthew Carroll, Mike Doyle, Chuck Horton, Craig Albaugh, and Craig Brown

A quorum was declared.

Public Comments:

None.

Approval of Minutes

22HPC-035: Approval of the minutes of the regular meeting of the HPC of July 7, 2022.

Motion: Johnson moved, seconded by Carroll to approve the minutes of the regular meeting of the HPC of July 7, 2022. With a correction to 22HPC-025 from the word "there" to "their" and a correction to 22HPC-026 from the date March 2 to March 3, 2022.

Discussion:

Doyle recommended the following corrections.

- 22HPC-025 – changed "there' to "their"
- 22HPC-026 – "March 2" to "March 3"

Roll Call:

Ayes: Johnson, Dennerlein, Albaugh, Doyle, Carroll, Horton, and Brown
Nays: None
Abstain: None

The motion carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

22HPC-036: Discussion and possible action on a request by Dave and Brandy Gerescz, owners of 1000 3rd St., to install LP Smart Side with faux wood grain on the rear addition of the home and install aluminum soffit and fascia around the entirety of the house.

Owner/ Applicant
Dave and Brandy Gerescz. It was their understanding that the contractors had a permit in hand. Gerescz stated that payment is already being requested by contractors for the materials that were already used. Gerescz stated that the contractors they hired are not local. They hired them because they were certified to install LP Smart Side. Gerescz stated that there are homes in the area with aluminum siding and siding with faux wood grain. Gerescz asked the HPC if there is a list of materials that are appropriate.

Discussion:
Horton stated that LP is not permitted. The diamond coat finish is what this board has had an issue with in the past, along with the wood grain. The reveal is preset and is not a 4.5" to 5" reveal per historic board standard. Horton stated that the back side of LP Smart Siding is exposed OSB.

Brown stated that, at first, this board never wanted composite at all. The minute you install siding with faux grain, it is blatantly obvious as a composite material. The faux grain is not acceptable.

Dennerlien stated that this was a classic case that someone made a mistake and made a bad one. Dennerlien also stated that the contractors should have informed the owners that the material was not acceptable.

Horton stated that the aluminum soffit and fascia is also not historically appropriate.
Horton stated that the contractor is responsible to file for a permit and be registered, which the contractor did neither. As a homeowner your responsibility is to make sure that the contractor has done these things. Horton also stated that the soffit material is not an approved material for historic appropriateness. The direction of the soffit has changed, and the siding reveal was also changed. Horton mentioned that the color black is historically appropriate.

Dennerlein stated that the contractor should have informed the homeowner that the materials used were not acceptable.

Motion**:** Albaugh moved, seconded by Horton to require the applicant to remove the aluminum soffit and fascia, LP trim board and siding and replace all with an appropriate and approved material.

Roll Call:

Ayes: Doyle, Carroll, Dennerlein, Horton, Albaugh, Johnson, and Brown
Nays: None.
Abstain: None.

The motion carried.

22HPC-037: Discussion and possible action to make nominations for the 2022 Historic Preservation Award.

Discussion:

Albaugh recommended 405 S. Bench St. as he felt that the owners did a fantastic job on the porch remodel.

No motion was made.

22HPC-038: Discussion and possible action on a grant proposal to seek funds for Historic Preservation Ordinance Improvement and Design Guidelines Improvement.

Discussion:

Doyle stated this request was to submit a proposal to the council to seek grant funds, with the support of the City of Galena. The proposal is to pursue a 70/30 matching CLG Grant to fund an update of the Historic Preservation Ordinance. The grant would help bring the City of Galena into compliance with the National Historic Preservation Act and to fund design guidelines and a resource manual for residents.

Krista Ginger, 418 Meeker St., and Lisa Sproule, 702 Young St., presented for Galena Preservation Advocacy Organization (GPOA).

Ginger stated that this all started when Landmarks Illinois visited last winter. Wendy Gilpin and Ginger were looking at the ordinance and had concerns that there were holes after the boundaries were changed in 2015. Ginger stated that Landmarks Illinois confirmed their concerns and they then proceeded to contact The State Historic Preservation Organization (SHPO). Ginger stated that they had a meeting with Mark Moran and Chuck Horton. Ginger stated that Moran agreed they needed to address the issue. Ginger also stated the Moran then proceeded to have conversations through emails back and forth with John Pressley and Anthony Rubino from SHPO confirming that there are significant concerns with the ordinance.

Lisa Sproule stated that the City of Galena Historic Ordinance is not in compliance according to Landmarks Illinois and SHPO. Sproule stated that we need to bring our guidelines to the standards of model cities such as Highland Park, Oak Park, and Evanston which already updated their guidelines. Sproule hopes the 70/30 split will help us so that we can contract a group like the Lakota Group, that can assist with guideline updates. Sproule stated that she's spoke to a few city council members already, and they were very much on board with wanting us to be in compliance with state and federal guidelines. Sproule asked the board (HPC) to send a recommendation to the City Council to review it and discuss this proposal.

Ginger stated the problems with the ordinance were discussed with Moran during a meeting on the July 22, 2022, along with Quinn from Landmarks Illinois. Ginger proceeded to read the email Moran sent July 22, 2022. Ginger urged the HPC to recommend the proposal to the city council to allow Sproule to write the CLG Grant on behalf of the City of Galena.

Sproule stated that she would need to meet the timeline of October 1 thru November 17 to submit the grant. Sproule stated what she understood from the meeting with Landmark Illinois was that our actual district had changed.

Ginger stated that during 2013 the Historic District boundaries change, full consideration was not given to how the change would impact our local ordinances. Specifically, how the ordinance was written to overlay the national district as a local district.

HPC

Brown stated that the presenters needed to be more specific, with guidelines, and the non-compliance with the ordinance. Brown would like to hear some specific points on what parts of the ordinance needed to be fixed, including what the holes are, what is out of compliance, and what is out of date.

Horton wanted to be clear that the 70 percent would be funded, and the additional 30 percent match would be the cities responsibility. The city portion could be less depending on the amount funded. Horton stated to Brown that Moran has the answers to what he is requesting regarding the specific ordinance corrections. Horton stated that action can be taken by this board to move forward without the specificity. Horton did not see an issue with a grant being written.

Brown advised to Horton that he is more than welcome to send it to City Council in this form if that is how he wants to proceed.

Dennerlein stated that he would also like more specifics on what is wrong with the ordinance.

Albaugh advised that the grant would not be legal until the City signs off on it.

Horton feels that the prep work can be done with no harm no foul and we can work on getting our specifics in line.

Motion: Johnson made a motion to forward a recommendation letter to the City Council to write a grant to seek funds for Historic Preservation Ordinance improvement, seconded by Horton.

Roll Call:

Ayes: Johnson, Dennerlien, Albaugh, Doyle, Carroll, and Horton
Nays: None
Abstain: Brown

Motion carried

22HPC-039: Adjournment

Motion: Johnson moved, seconded by Albaugh to adjourn.

Meeting adjourned by voice vote at 7:15 pm.

Respectfully submitted,
Maria Atibagos
GHPC Secretary

"These minutes are a summary of discussion on all matters proposed, deliberated, or decided, and a record of any motions made, and votes taken. The minutes are intended to convey the nature of discussions that ensued on each matter, but are not a verbatim transcript"

Dear Galena City Council Members,

We are respectfully requesting that you support a proposal for a Certified Local Government (CLG) grant application that will be on the agenda at the regular meeting of the city council on September 12, 2022.

First, some background information: we are writing on behalf of the Galena Preservation Advocacy Organization (GPAO). Our group has been working with the City of Galena and City Administrator Mark Moran for many months to address concerns on various issues related to historic building preservation in the city; however, the proposal before the council is focused solely on Galena's various preservation ordinances.

On February 3, 2022, our group presented information to the Historic Preservation Commission (HPC) about many issues and concerns including possible solutions and our willingness to assist the city. During this meeting, one of the HPC Commissioners, Chuck Horton, agreed to be a liaison to our organization as he felt that we had some legitimate ideas worth further discussion. (Many of the other HPC Commissioners have agreed and in fact, unanimously voted to support this CLG grant application proposal at their August 4th meeting. The Chair abstained).

Following the HPC meeting in February, GPAO had many discussions with preservation experts (and specifically about our concerns regarding the preservation ordinance) including Landmarks Illinois and the State Historic Preservation Office (SHPO). In March, a meeting was held with Mark Moran, Chuck Horton, Wendy Giplin and Krista Ginger. We conferenced in Quinn Adamowski, the Regional Advocacy Manager from Landmarks Illinois and Anthony Rubano, a State Historic Preservation Officer with SHPO. The purpose was to discuss concerns about the current historic preservation ordinance language. Following this meeting, Mark Moran sent an email to Mr. Rubano asking if an amendment, not yet codified by the City from 2020, had fixed the issue. The response from Mr. Rubano and another SHPO representative (Jon Pressley) was that it did not fix it and in fact it may have made things worse (We have attached the language from these messages below). Also, at this meeting it was discussed how to fix these problems with the current ordinance, effectively and most efficiently. Everyone at the meeting agreed that a request to the city council to pursue a CLG grant through the State of Illinois should be made. The grant would specifically be used to hire preservation experts to rework the ordinance to match the local historic district changes made in 2013.

On July 22, 2022, Quinn Adamowksi returned to Galena to meet with Mark Moran, Krista Ginger and Lisa Sproule-Vakharia to find a path forward to apply for the grant. Lisa has generously volunteered to write the grant for the City at no cost. (She is a professional grant writer with 20 years experience). The CLG grant application opens on October 1, 2022 and the deadline is November 19, 2022. As you can see, time is of the essence to move this forward. The CLG Grant would provide the City of Galena with at least 70%, (possibly 85%) funding, to hire a professional preservation firm from Illinois to fix the ordinance issues in a timely and efficient manner.

The biggest concern is that when the 2013 Historic District boundary change happened, full consideration was not given to how the change would impact our local ordinance. Specifically, as it relates to the overlay of the National District as a Local District (Mark Moran can provide

more information to you if needed). This process would update our ordinances to ensure our historic buildings are still protected and that we are in compliance with CLG standards in this area. If we are not in compliance, other factors such as other CLG funding could be at risk. This does not have anything to do with changing the current boundaries. It would only fix the ordinance to match the National District.
We have dedicated a considerable amount of time and effort to help the City of Galena with the issues mentioned above. We have been respectful in our process. We just want things fixed for us all.
Please let us know if you have any questions. We would be happy to meet with any of you prior to your meeting on September 12th.

Thank you,

Krista Ginger, Wendy Bade-Gilpin and Lisa Sproule Vakharia
Galena Preservation Advocacy Organization

Messages between Mark Moran and Anthony Rubano. First message sent on April 1, 2022:
"Anthony,

Thanks for taking time to meet today and for sending the information.

After our meeting I was discussing the concerns you raised with our Building Official, Jonathan Miller. He remin me that he presented an ordinance to the city council in September 2020 to amend the Historic Preservation Ordinance sections pertaining to the district boundary (the ordinance has not been codified yet so does not app the online version of the code). I am attaching the approved ordinance. I think this addresses your concern but me know what you think.

Thank you again.

Mark"

"Hi Mark,

I've copied Jon Pressley, our local government services coordinator, and I defer to him on these ordinance issues. I'm sorry to say that to my eye, the amendment doesn't make anything better and actually may make t worse. Actually, I'm not sure what it does.

Firstly, the word "owner" should be "owned."

Secondly, it's missing the second comma that concludes the "whether" phrase, so I'm not sure what that clause refers to. Where you put that second comma changes the meaning of the sentence. If you put the second com in front of the word "are," the sentence reads "All [things] are hereby designated as [things] having a special historical, architectural, community or aesthetic interest and value." That can't be what was intended. My gue that the second comma was meant to go after the word "body" to indicate "regardless of ownership." If so, it w read: "All [things] located within the part of the city designated on the official City of Galena Zoning map labele "Historic District" are hereby designated as [things] having a special historical, architectural, community or aest interest and value." This is also problematic. It means that everything (even non-historic things) in the historic district has special value, and that's not true. Furthermore, the phrase "designated as having special value" is meaningless to the HP ordinance. Was it intended to mean "designated as historic under this ordinance"?

Thirdly, this paragraph essentially says that whatever the zoning map shows as the historic district shall be the historic district. That seems backwards. The local district as clearly defined and designated by your HP ordinan should be what the zoning map shows as "historic district." This amendment wording may inadvertently say th simply changing the "historic district" on the zoning map changes the official local historic district.

Fourthly, 151.01(B) that follows this revised section says that a map designating the boundaries of the area def in A shall be the NRHP Historic District. First - 151.01(A) as revised didn't define an area. It refers to the "histo district" on the zoning map resulting in a confusing circularity. Second, that area of the "historic district" canno define the boundaries of the NRHP district. The NRHP district boundaries are set. They can change, but not by ordinance.

151.20(A) says that the NRHP district shall include the "historic district." This amendment was written in 2020 l after the NRHP district was revised. Does the revised NRHP district contain the "historic district"? Wording it th way presupposes that the NRHP boundaries really are (or were) those on the City's zoning map. If the "historic

district" on the city's zoning map changes, the NRHP district will not automatically change. The NRHP district ar
local district don't have to be coterminous.

The amendment doesn't address the other things we discussed, but it wasn't intended to. Some of those inclu
the due-process issue of designating by fiat a local historic district - if that's something the City wants to
address. The ordinance still says "National Historic District" throughout, when it should refer to the historic dis
designated by the local ordinance. It also doesn't address that if there is an official "historic district" on the zo
map and the HP ordinance allows for the creation of additional historic districts, how will newly designated hist
districts be defined and tracked? It also does not change the definition of "historic district" in 151.23(C). And it
defines "National Historic District" as "historic district." It still requires new construction and commercial interio
look old, or something. It doesn't set up "contributing" and "non-contributing" status in historic districts to sep
how the Standards are applied to each kind of resource. If something is non-historic within a district, applying
Standards to proposed exterior changes is not appropriate."

Anthony Rubano, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources

Confirmation from Jon Pressley regarding Anthony's assessment:
Hi Mark,

After reading through your ordinance, amendment, and Anthony's comments, I am going to agree with
Anthony. There are ordinance issues that he is trying to help Galena with. I am attaching a sample ordinance
may help Galena to use as a template to bring about some changes.

Thanks,

Jon L. Pressley, MA, RPA
Certified Local Governments Program Coordinator
and Historic Preservation Fund Manager
State Historic Preservation Office, IDNR

AMERICAN LEGION
POST 193
P.O. BOX 6514, GALENA, ILLINOIS 61036

August 25, 2022

To: Mark Moran, City of Galena

From: Jerry Howard, Commander, Fickbohm-Hissem Post 193

Subject: Memorials for Henry H. Taylor, Medal of Honor recipient.

Our Post 193 would like to see honors be bestowed to Henry H. Taylor at Grant Park. We ask the City of Galena to work with our committee to find the proper location at Grant Park for a proposed pedestal with a bronzed head of Henry H. Taylor. Pictures and drawings of our proposal are going to be available to the City of Galena at the September 12 City Council meeting (if we can be placed on the agenda).

Further, we would like the City of Galena to inscribe Henry H. Taylor with his company C and MOH designation to the current Civil War Memorial at Grant Park. His name is not inscribed and he is certainly eligible for inclusion.

Thanks to you and the City of Galena for your attention to our requests.

Best regards,

Jerry Howard
Commander
Fickbohm-Hissem Post 193

CITY OF GALENA, ILLINOIS

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

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: September 6, 2022

RE: Video Surveillance System Proposals

On July 15, a Request for Proposals (RFP) for the Community-Wide Video Surveillance System was published on our website and distributed to four area technology providers. The posting generated site visits with our staff from four firms. Two firms submitted proposals by the August 19 due date. I am writing to present the proposals and a recommendation from our proposal review team.

The RFP sought proposals to install cameras at five intersections and at the floodgates. I am attaching the complete RFP that includes the entire scope of the project.

A summary of the companies that were included on our bidder list and those that responded with a site visit are shown in Table 1 below. The summary also includes the costs from the two companies that submitted proposals, Montel Technologies of Loves Park, IL and Pro-Com Systems of Rockford, IL.

Table 1. Summary of Surveillance System Proposals

Company	Location	On Bidder List?	Site Visit	Cost
Montel Technologies	Loves Park, IL	No	Yes	$202,887
Pro-Com Systems	Rockford, IL	No	Yes	$342,890
Arrow & Co.	Galena	Yes	No	No proposal
ComElec Services	Dubuque, IA	Yes	No	No proposal
Devine180	Huntley, IL	No	Yes	No proposal
Globalcom Technologies	Dubuque, IA	Yes	No	No proposal
Sand Prairie	Elizabeth, IL	Yes	No	No proposal
TC Networks	Platteville, WI	No	Yes	No proposal

Our review team of Alderpersons Wienen and Westemeier, Chief of Police Eric Hefel, and I evaluated the proposals based on the criteria and point system contained in the RFP. Our completed evaluation form for each company is attached. While both firms appear well

qualified, we found the proposal from Montel Technologies to be more thorough and responsive.

Our budget for this first phase of the camera system is $100,000. The proposals from Montel and Pro-Com were more than two and three times over the budget, respectively. We noted that Montel's cost does not include the build-out of the fiber optic lines to each camera site so their final cost would be higher than quoted. Based on the cost of the proposals, our review team recommends respectfully rejecting both proposals.

We gathered feedback from three of the firms that chose not to submit proposals. The two primary reasons the firms chose not to submit were staffing limitations and the administration challenges of the prevailing wage act.

We recommend reaching out to Sand Prairie who previously provided a proposal to see if they would be interested in submitting a new proposal.

Please feel free to contact me with any questions.

Community-Wide Video Surveillance System

Evaluation Form

FIRM: **Montel Technologies**

PROPOSAL SUBMISSION DATE: August 19, 2022

DATE OF EVALUATION: August 24, 2022

System Capabilities: 25 points	Firm Experience: 20 points	Installation Capability: 20 points	Ongoing Support Capability: 20 points	Quality of RFP Response: 5 Points	Cost: 10 points	TOTAL POINTS
System evaluation points will be based on the ability of system and sub-systems to meet the project needs.	Proposer evaluation criteria points are based on similar projects, similar projects references, and years in business performing work similar in nature to the scope of this project.	Installation capability is based on the number and qualifications of certified technicians, and the Proposer's proven capability to meet project deadlines (including information gathered from references).	Ongoing support capability is based on the number and qualifications of local certified and trained technicians to provide support services after installation.	Quality of RFP response is based on the overall quality and presentation of the Proposer's response documents, taking into account the completeness and organization of the proposal.	Lowest cost proposal will be awarded 10 points. Higher-priced proposals will be awarded points based on the ratio of the firm's bid price to the lowest bid price.	
25 License Plate Recognition (LPR) enabled.	15 Provided references for other projects. Not a lot of detail.	15 Information provided about their project team.	15 Good description of support services. $2,400 per month/camera for support.	5 Better explanation of the team, experience and the system.	5 $202,887 ($28,560 annual reoccurring costs). Cost does not include build-out of the fiber to each location.	80

Community-Wide Video Surveillance System

Evaluation Form

FIRM: **Pro-Com**

PROPOSAL SUBMISSION DATE: August 19, 2022

DATE OF EVALUATION: August 24, 2022

System Capabilities: 25 points	Firm Experience: 20 points	Installation Capability: 20 points	Ongoing Support Capability: 20 points	Quality of RFP Response: 5 Points	Cost: 10 points	TOTAL POINTS
System evaluation points will be based on the ability of system and sub-systems to meet the project needs.	Proposer evaluation criteria points are based on similar projects, similar projects references, and years in business performing work similar in nature to the scope of this project.	Installation capability is based on the number and qualifications of certified technicians, and the Proposer's proven capability to meet project deadlines (including information gathered from references).	Ongoing support capability is based on the number and qualifications of local certified and trained technicians to provide support services after installation.	Quality of RFP response is based on the overall quality and presentation of the Proposer's response documents, taking into account the completeness and organization of the proposal.	Lowest cost proposal will be awarded 10 points. Higher-priced proposals will be awarded points based on the ratio of the firm's bid price to the lowest bid price.	
22 License Plate Recognition not discussed.	12 Provided three references but not a lot of detail.	10 No information provided about staff or ability to meet deadlines.	10 No description of support or staff. References include support of existing clients.	4 No information about their team's expertise. Less descriptive proposal.	5 $342,890 ($7,770 annual reoccurring costs).	63

City of Galena
101 Green Street
Galena, Illinois 61036

Request for Proposals

Community-Wide Video Surveillance System

Issue Date: July 15, 2022

Questions: mmoran@cityofgalena.org

Proposal Due: 10:00 a.m. August 19, 2022

Award Date: September 12, 2022 (estimated)

SECTION 1: INTRODUCTION AND PURPOSE

I. GENERAL INFORMATION

The City invites qualified public safety surveillance system vendors to submit proposals to provide and install a video surveillance system at various public locations throughout the community. The system is intended to provide deterrence to crime and serve as an investigatory tool for law enforcement to identify victims or perpetrators of crime as well as traffic related incidents.

The City envisions a city-wide camera system with coverage of the entrances to the community, high traffic areas, and city facilities. This proposal is for the first phase of the camera system. Cameras are proposed in various locations including highway intersections and in the downtown. Specific locations are described in Section III.

Proposers must offer surveillance system cameras and software that function with direct connections to a fiber optic network. A remotely managed, internet access platform, cloud storage option with 4K resolution and a video retention period of 30-days is preferred. The project should be operational not later than May 31, 2023.

II. PROPOSER QUALIFICATIONS

A. Proposer shall have documented experience with video camera installations and management similar in nature to the scope of this project. A statement to this effect is a required part of all proposals.

B. Proposers shall submit a statement regarding the experience, qualifications, and training of the staff that will be utilized in the performance of this Contract.

1. VMS Certification - Identify certified staff member(s), if any, who would be assigned to this Contract.

2. Single Point of Contact - Please identify and detail qualifications for the Single Point of Contact for this Contract including installation, warranty, service, etc.

C. Sub-Contractor - Proposer shall disclose proposed use of contracted labor, if any, in the performance of this Contract. If contracted labor will be used, the Proposer shall detail the process for acquisition, vetting, supervision, and management during the length of engagement. Proposer shall also certify the warranty and back all work performed by any sub-contracted labor, and to be responsible for all communication as the Single Point of Contact.

D. Permits - The Contractor will be required to be in compliance with all Federal, State, City, and local laws, rules, and regulations and shall be responsible for all coordination and costs associated with license(s), permits, etc.

III. SCOPE OF WORK

A. Requirements

1. The Proposal must include the capability to provide clear and crisp video of persons and vehicles in the following locations and directions of video surveillance coverage:

Camera Location	Location	Camera Coverage	Mounting Location
H1	Intersection of U.S. Highway 20 and Industrial Park Drive/Oldenburg Lane	North, South, East, West	Traffic Signal Masts
H2	Intersection of U.S. Highway 20 and Franklin Street	North, South, East	Traffic Signal Masts
D1	Intersection of Main Street/Broadway and Meeker Street	North, South, East, West	Utility Pole or Building
D2	Intersection of Main Street and Franklin Street	North, South, East, West	Building
D3	Intersection of Main Street and Hill Street	North, South, East, West	Building
D4	Main Street at the floodgates	North, South	Floodwall

2. The objective with each camera location is to have video coverage of each lane of traffic and the surrounds to clearly visualize persons, vehicles, and license plates.

3. Cameras at the highway intersections should be mounted on the existing traffic control poles or mast arms. Cameras in downtown locations should be connected to utility poles or buildings. Where a building is the preferred mounting location, the City will negotiate permission for the mounting and related cabling with the property owner.

4. The equipment included in the Proposal must have sufficient resolution to read a vehicle license plate and identify individuals by facial description.

5. All cameras must have night vision, zoom capability, and the capability to establish privacy zones for designated areas.

6. Appropriate storage must be included for each camera location, with minimum storage of 30 days.

7. If applicable, provide VMS certification along with expiration date.

8. Contractors are expected to determine and confirm all connectivity and power solutions. All access points to fiber should be identified.

9. Vendors are encouraged to propose the most effective placement of cameras to ensure the goals established in Section III (A) (1). Proposer should provide a map depicting placement of all devices as part of its Proposal. Based on budgetary and cost considerations, designated City staff may consult with awarded Contractor to add/delete/modify camera selection/location during pre-planning phase of Contract. If the option to modify is taken, it shall not materially alter the scope of work, especially the hardware/software package and work requirements.

10. Proposals shall include the cost of all equipment, including but not limited to cameras, switches, stations, conduit, cabling, hardware and networking.

11. Proposals shall include the cost of all software, licensing, easements (if required—not including City negotiated agreements to attach cameras to buildings), installation and service and support.

12. Proposals should state the completion date for the project based on the availability of equipment, materials, labor, licensing, permitting, etc.

13. Any system procured and installed during the course of this Contract must be in compliance with all material elements of the specifications. Any changes to the same must be approved by the City of Galena and documented in writing.

B. Service and Support

Proposer shall include in its response a detailed explanation of all material elements regarding service and support elements of this Contract including, but not limited to, the following:

1. System troubleshooting assistance and protocol for the system, including response time, escalation procedures, and preventative problem identification capabilities;
2. Protocol and pricing for upgrades and/or updates;
3. All licensing consideration;
4. All initial fees, connection fees, monthly fees, and annual subscription costs; and
5. Standard equipment warranties and costs for optional extended warranties if applicable.

C. Installation

Proposer shall address in its response all pertinent elements and methodologies of installation including, but not limited to, the following:

1. Pre-planning with City staff and any key third parties;
2. Sourcing/product acquisition;
3. Delivery/set-up/storage; and,
4. Installation.

D. Warranties and Damages

The successful Proposer will be required to transfer all manufacturer's warranties on equipment delivered to the City. Damages for any cause of action, including breach of contract or warranty, otherwise available under Illinois law shall not be limited or restricted.

IV. EVALUATION CRITERIA

A City of Galena review team of elected officials and staff will weigh the Proposals based on the Proposer's references, qualifications, and support, as well as technical merit, cost, and the proposed system plan. In awarding the Contract, the review team may take into consideration the Proposer's skill, facilities, capacity, experience, support capabilities, previous work record, costs, the necessity of prompt and efficient completion of work described in the proposal documents, or other factors considered relevant by the City. The inability of the Contractor to meet these conditions may be cause for rejection of the Proposal. The Contractor is required to disclose whether any of its owners, directors, officers, or principals is, or is closely related to,

any City of Galena employee who has or may appear to have any control over the award, management, or evaluation of the Contract.

Each Proposal response will be evaluated utilizing these evaluation criteria based on a 100-point scale.

Item Evaluated and Possible Points:

1. System capabilities (25 points)
2. Firm's prior experience and references (20 points)
3. Installation capability (20 points)
4. Ongoing support capability (20 points)
5. Quality of RFP Response Documents (5 points)
6. Cost (10 points)

TOTAL 100 points

A. An explanation of each factor is listed follows.

1. System Capabilities: 25 points

System evaluation points will be based on the ability of system and sub-systems to meet the project needs.

2. Firm Experience: 20 points

Proposer evaluation criteria points are based on similar projects, similar projects references, and years in business performing work similar in nature to the scope of this project.

3. Installation Capability: 20 points

Installation capability is based on the number and qualifications of certified technicians, and the Proposer's proven capability to meet project deadlines (including information gathered from references).

4. Ongoing Support Capability: 20 points

Ongoing support capability is based on the number and qualifications of local certified and trained technicians to provide support services after installation.

5. Quality of RFP Response: 5 Points

Quality of RFP response is based on the overall quality and presentation of the Proposer's response documents, taking into account the completeness and organization of the proposal.

6. Cost: 10 points

Lowest cost proposal will be awarded 10 points. Higher-priced proposals will be awarded points based on the ratio of the firm's bid price to the lowest bid price.

V. VENDOR DEMONSTRATIONS

The City of Galena understands the complexity of video surveillance systems and recognizes that a vendor demonstration may be beneficial in making its final selection on the firm to which a contract will be awarded. Based on the evaluation criteria set forth in Section IV, the highest rated two firms may be provided an opportunity to provide a demonstration of their systems.

The product demonstration would be performed for the City of Galena project team that is tasked with selecting the new video system. The team will ask questions and obtain clarification on points in the demonstration that are unclear. The answer to a question may be responded to by email after the demonstration if further clarification is required.

VI. 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.
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 Proposals until: **10:00 AM, Friday, August 19, 2022.**
4. Proposals may be delivered or mailed to City Hall, 101 Green Street, Galena, IL 61036, or emailed to mmoran@cityofgalena.org.
5. The City of Galena will make payment within thirty (30) days after acceptance of the work. The City of Galena reserves the right to reject any or all quotes.
6. Contractors must comply with Drug Free Workplace Act (Source: P.A. 86-1459).
7. Questions concerning the project or arranging a site visit with City Staff should be directed to: Mark Moran, City Administrator at mmoran@cityofgalena.org

BID FORM

City of Galena Video Surveillance System

The Bidder declares that it has carefully examined and understands the specifications and form of Contract; that it has made such careful examination as is necessary to become informed as to the character and extent of the work required; and that it agrees, if the proposal is accepted, to Contract with the City of Galena, in the form of Contract hereto attached, to do the required work in the manner set forth in the specifications.

The Bidder proposes to furnish all materials and labor, requisite and proper, and to provide all necessary machinery, tools, apparatus, and means for performing the work, and the doing of all the above-mentioned work, in the manner set forth, described, and shown in the specifications and within the time shown on the proposal for the following lump sums and/or unit prices: See attached Pricing Summary.

All work included in the Proposal and specifications to make a complete and workable installation is to be paid for under the total prices Bid for the various items of work AND THAT THE ABSENCE FROM THE PROPOSAL FORM OF SPECIFIC BID ITEMS FOR ANY WORK INCLUDED IN THE SPECIFICATIONS, HAS BEEN INTERPRETED AS MEANING THAT THE COST OF ANY SUCH WORK CONTEMPLATED BY THE CONTRACT DRAWINGS AND THE SPECIFICATIONS MUST BE AND HAS BEEN INCLUDED IN THE TOTAL PRICES BID.

The Bidder must sign here, and the Bidder's address must be given. In the case of firms, the firm's name must be signed and subscribed to by at least one member. In the case of corporations, the corporate name must be signed by some authorized officer or agent thereof, who shall also subscribe its name and office. The seal of the corporation shall be affixed and duly attested by its secretary or other authorized officer.

_____
Bidder, Firm, or Corporate Name

_____
Address

By_____
Bidder, Firm Member

_____
Signature

ATTEST: _____
Title: _____
Date:_____

PRICING SUMMARY

	CAMERA LOCATION (reference Section III (A) (1)					
Item	H1	H2	D1	D2	D3	D4
Camera(s) Cost						
Other Equipment Cost						
Labor for Installation Cost						
License Cost (Per Year)						
Fiber Access Cost (Per Year)						
Warranty Cost						
Other Cost (Describe)						
Other Cost						
TOTAL COST						

CONTRACT TOTAL (Sum of each location cost) $_____

*Please describe any other costs as well as your fees for maintenance on a separate page.

Firm Name:_____

Address: _____

Phone Number: _____

Principal Signature:_____

Email Address:_____

AGREEMENT

THIS AGREEMENT, made this_____day of_____, 2022 by and between _____, party of the first part, hereinafter called the contractor, and the City of Galena, Illinois, party of the second part, hereinafter called the City.

WITNESSETH:

WHEREAS, the City of Galena, Illinois under the laws of the State of Illinois, and by virtue of authority vested in the said City Council has awarded to the contractor the work.

NOW THEREFORE, the Contractor and the City of Galena, for considerations hereinafter named, agree as follows:

ARTICLE 1. Work. The Contractor shall furnish all labor necessary to perform and shall perform in accordance with the plans and specifications and terms of this contract in the City of Galena, Illinois, for the sum of; _____ dollars and _____ cents.

CITY OF GALENA

City of Galena Community-Wide Video Surveillance System

Dated this _____ day of _____, 2022.

Mayor_____

Signature_____ Date _____

City Clerk _____

Signature _____ Date _____

CONTRACTOR

Name of Company_____

Representative's name_____

Title _____

Signature_____ Date _____

Other Officers name_____

Title _____

Signature _____ Date _____

CITY OF GALENA, ILLINOIS

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

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: September 6, 2022

RE: Meeker Street Storage Building Painting

On July 18, a request for quotes was sent to six area painting contractors for the painting of the two storage buildings at the Meeker Street parking lot site. The painting is the last of several projects to improve the site as a safe and attractive parking lot. Last year, the parking lot was constructed, and this summer ornamental overhead lighting is being installed. The buildings have not been painted for decades.



Two companies submitted quotes for the painting. The quotes are shown in Table 1 below.

Table 1. Meeker Street Buildings Painting Quotes

Company	Location	Cost
All Star Power Wash Inc.	Benton, WI	$27,723
El Greco Painting, LLC	Chicago, IL	$24,500

The low bid is slightly over our budget of $24,000 for the painting project, but reasonable given the material and cost increases since the budget was assembled.

Since El Greco Painting has not worked for the City previously, I contacted two references where the company performed commercial painting and obtained pictures of the completed work. The references each indicated that the company is professional and reliable. I have also spoken with the company owner who is eager to undertake the project.

I recommend you award the painting contract to El Greco Painting. Please feel free to contact me with any questions.

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Hillary Dickerson, Facilities Manager

DATE: August 30, 2022

RE: Swimming Pool Year-End Report, Summer 2022

After being closed in 2020 due to COVID-19 and then operating with some COVID mitigations in place in 2021, the 2022 pool season was back to normal. We managed to pull together enough staff members—23 new employees joined the team—and the weather was largely cooperative, allowing us to open with regular hours for the first time since 2019. Because Galena schools started a week earlier than normal this year, our season was cut a bit short. We closed on Sunday, Aug. 7. Throughout the season, the management team heard a lot of positive feedback from patrons who praised our friendly and conscientious staff and the cleanliness of the facility.

The season was a success and that is because of a team effort from everyone involved. The Public Works crew and pool staff deserve all the credit for going above and beyond to ensure our pool remains a community gem.

Season highlights:

- Swimming lesson registration began online (galenapool.com) and in-person on Tuesday, May 3. Season passes were also available online and at city hall prior to the pool's official opening.
- Staff training took place May 31-June 2. Galena EMS assisted by offering their facility for our CPR/AED training component.
- Opening day was Friday, June 3.
- We hosted four sessions of swimming lessons, beginning June 6 and ending July 29. During the four sessions, 550 were enrolled—some multiple times—in lessons. There were 111 classes, plus a parent-child aquatics class and a Junior Lifeguarding class.
- Paula Schonhoff marked 50 years of service to the pool and was recognized by the American Red Cross. In the past five decades, Paula has taught over 28,000 students.
- Closing day was Sunday, Aug. 7.

Facility improvements completed prior to opening day 2022:

- Replaced men's locker room shower valves and shower heads.
- Installed new Fujitsu 15,000 BTU cool mini-split condensing unit in the concession stand.
- Public works crew power washed the entire pool vessel and deck.

- Broken grates were replaced on the pool deck.
- Concrete repairs were made to the kiddie pool, slide tank, and main pool vessel, as well as to the deck.
- Wood on the steps leading to the slide top was removed and the steps repaired.
- A new mat was installed at the base of the slide in the kiddie pool.
- Multiple repair attempts were made to the blue slide. This remained an issue/concern throughout the pool season.
- Installed a back flow device in the pump room and replaced a leaking pipe in the pit.

Facility improvements completed during and post-season:

- We had multiple repairs to equipment during the season—the freezer in concessions stopped working and needed repairs twice, the air conditioning unit on the west side of the pool house stopped working, regulating chemicals was a concern at the start of the season, and the blue slide needed multiple repairs.
- Creative Masonry tuckpointed the back pump room wall. That wall will now be painted by the Public Works crew.
- At the conclusion of the season, in mid-August, a new Heil 80,000 BTU 96 percent efficient gas furnace and 2.5-ton AC unit were installed on the east side of the pool house. This was a budgeted project.
- Throughout the season and into the off season, Sand Prairie worked to install fiber at the pool house and pump room. This will be a huge benefit next year with our chemical monitoring system and overall reliability of service.

Staffing

In the midst of a nationwide lifeguard shortage, our first challenge was to recruit enough lifeguards in order to open with regular hours. The day before the pool was scheduled to open, our in-house trainers, Pam (Mellskog) Vanden Berg and Mackenzie Muehleip, certified 11 new guards who joined our veteran guards. We were thankful to have local hotels—Chestnut Mountain Resort, Stoney Creek Inn, and the Ramada Galena—allow us to use their facilities for training. The Galena EMS opened their facility twice—once pre-season and again in July—for CPR/AED training.

Cassie Folks, who served as pool manager last year, was joined this year by Sophie Hefel. The two did a terrific job sharing duties to keep the pool running smoothly throughout the season. Sophie focuses more on the water end of operations, while Cassie uses her skill sets in concessions/admissions. Both respond quickly and efficiently to situations as they arise in any area. In July, Sophie, who worked at the pool in high school as a lifeguard, completed the entire certification process once again so she is now able to fill in as a lifeguard when needed.

We had three new lifeguard supervisors—Sydney Einsweiler, Tabi Monahan, and Cooper Einsweiler—and two new concessions supervisors—Rose Casper and Morgan McIntyre—all who worked previous years at the pool but not in supervisory roles. They were great leaders and role models with so many new staff members.

This year we scheduled employees using the WhenToWork app. This was a huge help, making it simpler for managers to create the schedule and block off day off requests. Staff also had access to a trade board for shifts they were unable to work.

Recruiting and retaining staff in all areas of operations, but especially lifeguards and lessons instructors, remains an area of concern. We need to revisit the pay rate as the minimum wage will increase in January from $12 to $13. This year, the starting wage for our certified lifeguards was $13 an hour.

As we move forward, the emphasis needs to be on the benefits of working at the pool for young people. It's a great first job that teaches responsibility, leadership, and effective ways to interact with the public. These jobs are also a service to the community.

Safety concerns
During the first few weeks of the pool season, there were multiple incidents with inappropriate/concerning behavior by a few patrons. The police responded and escorted the individuals from the property. I ordered signs that indicate any suspicious behavior will be immediately reported to police, and as the season progressed, while staff remained on high alert, this became less of an issue.

I believe this is a prime example of why security cameras are needed. The pool should be a safe place for everyone, and while staff are vigilant about monitoring patrons, an added layer of protection would certainly help and serve as a deterrent.

Facility improvements to consider
Perhaps one of the most pressing facility repairs involves the blue slide. Several years ago, when the slide was refinished, the company doing the work attempted to fill the seams between the different sections. This is problematic because the slide moves. The slide was repainted in 2021, and this year, the paint chipped in several areas, mostly at the seams. In two areas, those cracks and chips created sharp edges that could cause injuries.

This season, the best solution, the one that lasted longer than a few days, was to have Randy Beadle use an autobody sealant on two trouble areas. That process will need to be repeated before the pool opens in the spring (before we fill the pool). Although this temporary fix is working for now, we need to find a long-term solution.

The other concern with the slide is the wooden decking at the slide top. The decking was braced prior to opening this year as the lumber is rotten in several areas. The deck needs to be replaced, a project estimated at $40,000-$50,000. A new slide, including installation, is estimated at between $200,000-$350,000.

All the grates around the pool need to be replaced as well. We are working with Spear on this project, which is expected to be costly.

Jason Bingham received a quote from GarageForce to redo the floors in the locker rooms and admissions entry with a coating that is 20 percent stronger than epoxy. GarageForce refinished the floors in the Public Works garage as well as the main restrooms at Rec Park.

A summary of cost of operations and revenue follows:

GALENA SWIMMING POOL

Chart A: Financial Performance and Operational Statistics: 2017-2022

YEAR	2017	2018	2019	2021	2022	Five-Year Average
REVENUE						
Admissions	31,465	33,532	29,308	23,895	30,279	$ 29,696
Season Passes	15,667	18,675	16,207	18,824	13,508	$ 16,576
Concessions	26,164	23,252	24,739	18,041	29,579	$ 24,708
Lessons	17,235	16,930	15,240	21,515	25,308	$ 19,246
Misc. (Pool Rental + Other)	4,297	3,958	3,884	2,217	2,571	$ 4,046
Total Revenue	**$ 94,827**	**$ 96,347**	**$ 89,378**	**$ 84,492**	**$ 101,244**	**$ 95,587**
EXPENSES	**2017**	**2018**	**2019**	**2021**	**2022**	**Average**
Labor						
Operation Manager	7,687	160	15,423	3,643	10,778	$ 3,923
Lesson Coordinator	6,843	7,296	6,550	10,511	11,377	$ 8,515
Pool Area Supervisor	0	0	0	0	0	$ -
Supervisor of Concessions	0	2,498	0	0	0	$ 500
Lifeguards	47,438	48,761	44,810	28,471	47,165	$ 43,329
Instructors	7,680	12,105	8,825	13,061	15,863	$ 11,507
Concessions/Admissions	21,770	25,956	18,227	19,577	30,236	$ 23,153
Overtime	979	224	386	0	0	$ 318
Total Labor Expense	**92,397**	**96,999**	**94,221**	**75,262**	**115,419**	**$ 94,698**
Chemicals, Maintenance and Supplies	**96,984**	**63,085**	**151,952**	**95,605**	**83,556**	**$ 104,007**
Debt Service	**18,900**	**18,715**	**18,715**	**18,715**	**18,290**	**$ 18,667**
Total Expenses	**208,281**	**178,799**	**264,888**	**189,582**	**217,265**	**$ 193,540**
PROFIT/(LOSS)	**(113,454)**	**(82,452)**	**(175,510)**	**(105,090)**	**(116,021)**	**$ (97,953)**
SUPPLEMENTAL	**2017**	**2018**	**2019**	**2021**	**2022**	**Average**
Days Open	73	80	66	63	61	68.6
Days Closed	3	3	2	10	5	4.6
Days Half Closed	0	0	2	11	7	4
Attendance	14,939	16,304	12,855	10,060	11,622	13156
Average Daily Attendance	205	204	195	160	191	204
Cost to Operate Per Day When Open (INCLUDES Debt Service)	$2,853	$2,235	$4,013	$3,009	$3,562	$2,544
Revenue Per Day When Open	$1,299	$1,204	$1,354	$1,341	$1,659	$ 1,252

Admissions
This year rates were $5 for those 19 and older, $4 for 6-18, $3 for 1-5, and infants under 1 year were free.

The season spanned 66 days, and the pool was open 61 of those days. On seven of those 61 days, the pool opened late or closed early because of chemical concerns and/or weather conditions. We had a total of 11,622 guests, an average of 191 each day.

A comparison to 2021 and 2019 shows numbers returning from the pandemic. In 2021, the pool was open 63 days with 10,060 guests, an average of 160 each day. In 2019, there were 12,885 guests during the 66 days the pool was open, an average of 195 each day.

Season passes
Season passes were $40 this year for individuals over age 1. We issued a total of 550 passes, 146 of which were sold through the Galena and Scales Mound ARC for a total of $5,880.

Season passes	
2022	550
2021	582
2019	709

Lessons
This year was a success for lessons with many classes and sessions at capacity. We offered 550 students lessons (some took a class in more than one session). Of those, the Galena and Scales Mound ARC registered 92 students, for a total of $3,680. In 2021, the ARC had 90 students in lessons for $3,600.

Swimming lessons	
2022	550
2021	556
2019	423

Concessions
We operated again this season with a pre-packaged concessions menu, meaning our staff members needed to hold food handler's certifications. Under this arrangement, we do not require a certified food manager to be on site at all times. Our customers enjoy the variety of items offered from beverages and candy to chips, pickles, pre-packaged sandwiches, popcorn, pretzels, nachos, and ice cream novelties.

Concessions revenue this year totaled $29,353, a significant increase over last year. Because of the success and because it makes sense from a logistics standpoint, we have decided to continue with the current menu and not return to the deep-fried items that require more preparation.

Chemicals
Although the new chemical system was intended to save money on chemicals (the estimated savings was $11,000 in the first year), that was not the case this year. At the beginning of the

season, representatives from Spear Corporation were on-site to work with the Public Works crew to get the system operational for the season.

During the weeks that followed, we still had difficulties regulating the chemical levels. Spear Corporation's director of quality control visited and made adjustments that helped tremendously, making the rest of the season much less stressful. We continued to use about the same amount of chemicals as before. Once we have fiber connected in the pump house, staff and Spear will be able to monitor levels remotely. We believe that this year's chemical usage/expense is a good indication of what the expense will be moving forward.

Chemical expenses	
2022	$12,387
2021	$4,500
2019	$15,450

Looking ahead to next year and beyond

- Staffing concerns remain. I am working on ideas to recruit new lifeguards and encourage those in the swimming lessons program to become guards at age 15. Pay rates need to be revisited so we can retain staff. I started a wage study with other local pool facilities but haven't received responses from many. I will continue to investigate pay rates and benefits offered to seasonal staff.
- Galena schools will release earlier than usual in the spring and have an extended summer break in 2023 to allow for construction on the new K-8 building. While I believe opening day should remain at about the same time as every other year, I also think we should consider extending the pool season, if possible, later into August. The challenge will be staffing as our college-aged staff often return to campus is early to mid-August, but it is our intent to remain open as long as possible next summer.
- I have ordered and received 24 new chaise lounge chairs for the pool deck for next year. We are also planning to move some unsponsored benches to the pool from the downtown area as we replace unsponsored benches with sponsored benches. We have already added two benches just outside the admissions area which were a welcome addition, allowing staff to more closely monitor children waiting for pick up.
- We are excited to work on the splash pad project to replace the antiquated kiddie pool. As part of that project, we also plan to include shade structures, which will be appreciated by our patrons.

We're looking ahead to 2023 and hope to make it an even better year!

MEMORANDUM

TO: Honorable Mayor Renner, City Council and City Administrator

FROM: Matt Oldenburg, City Engineer

DATE: September 7, 2022

RE: 2022 Street Repaving Program – Approval of Bids

Bid requests for street repaving were sent to four contractors, of these one responded, as detailed in the following table and attached bid tabulation:

Contractor	Base Bid $	Alternate Bid $	Total Bid $
Helm Civil	250,690.60	-	250,690.60

This project involves repaving of the following streets (see attached plan) identified in the base bid with 2-inch HMA overlay, leveling base course, prime coat and adjustment of utility covers:

- Blackhawk Drive
- Apache & Sioux Courts
- Council Fire Circle
- Brown & Harrison Streets
- South Hickory Street between Hill & Ridge

After recent allocation changes to accommodate other projects, such as Utility Improvements 2022, our projected balance to make street improvements was around $210,000.00. Current market rates for petroleum caused prices to be around $15-20 / ton more than estimated.

I recommend a post-construction budget amendment to the Capital Projects fund to cover the difference and allow all proposed streets to be resurfaced. We anticipate a remaining surplus of more than $200,000 in reserve after the amendment in the Capital Projects Fund to carry into the next fiscal year.

I recommend the city council approves the base bid items from Helm Civil to pave the above listed streets for the sum of $250,690.60. Repaving work is expected to commence during mid-September upon your approval.

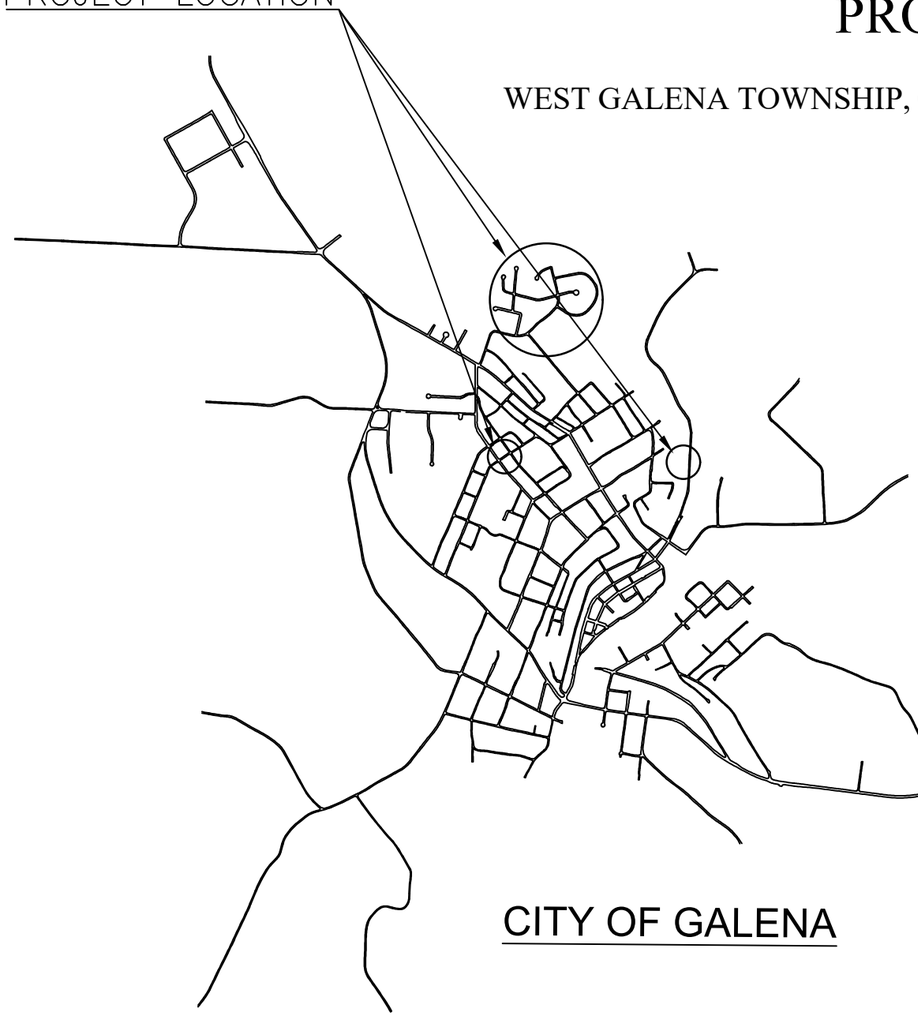
2022 STREET REPAVING PROGRAM				HELM CIVIL	
REF. #	BID ITEMS	UNIT	QUANTITY	UNIT COST $	AMOUNT $
	COUNCIL FIRE CIRCLE				
1	HMA SURFACE REMOVAL 2"	SY	431	12	5,172.00
2	HMA LEVELING BINDER COURSE, N50, 0-2"	TON	110	135	14,850.00
3	HMA SURFACE COURSE MIX C, N50, 2"	TON	550	125	68,750.00
4	TACK COAT CSS-1H	GALL	330	4	1,320.00
	SIOUX & APACHE CUL-DE-SACS				
5	HMA SURFACE REMOVAL 2"	SY	519	12	6,228.00
6	HMA LEVELING BINDER COURSE, N50, 0-2"	TON	48	135	6,480.00
7	HMA SURFACE COURSE MIX C, N50, 2"	TON	239	125	29,875.00
8	TACK COAT CSS-1H	GALL	143.4	4	573.60
	BLACKHAWK & APACHE				
9	HMA SURFACE REMOVAL 2"	SY	1048	12	12,576.00
10	HMA LEVELING BINDER COURSE, N50, 0-2"	TON	82	135	11,070.00
11	HMA SURFACE COURSE MIX C, N50, 2"	TON	410	125	51,250.00
12	TACK COAT CSS-1H	GALL	246	4	984.00
	BROWN & HARRISON				
13	HMA SURFACE REMOVAL 2"	SY	96	12	1,152.00
14	HMA LEVELING BINDER COURSE, N50, 0-2"	TON	80	135	10,800.00
15	HMA SURFACE COURSE MIX C, N50, 2"	TON	93	130	12,090.00
16	TACK COAT CSS-1H	GALL	56	4	224.00
17	ADJUST MH COVER	EA	4	1650	6,600.00
	NORTH HICKORY (HILL TO RIDGE)				
18	HMA SURFACE REMOVAL 2"	SY	136	12	1,632.00
19	HMA LEVELING BINDER COURSE, N50, 0-2"	TON	10	180	1,800.00
20	HMA SURFACE COURSE MIX C, N50, 2"	TON	51	140	7,140.00
21	TACK COAT CSS-1H	GALL	31	4	124.00
	TOTAL				**250,690.60**

CITY OF GALENA

STREET IMPROVEMENT
PROGRAM 2022

WEST GALENA TOWNSHIP, GALENA, JO DAVIESS COUNTY, ILLINOIS

PROJECT LOCATION





CITY OF GALENA

UTILITIES

GAS
NICOR: 888-642-6748

ELECTRIC
JO CARROLL ELECTRIC: 815-858-2207

TELEPHONE
AT&T: 880-660-3000

WATER & SEWER
CITY OF GALENA: 815-777-1050

CABLE TV
MEDIACOM: 800-332-0245

CONTACT: MATT OLDENBURG, CITY ENGINEER
CITY OF GALENA
101 GREEN STREET
GALENA, IL 61036
V. (815)777-1050
E. mjoldenburg@cityofgalena.org

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

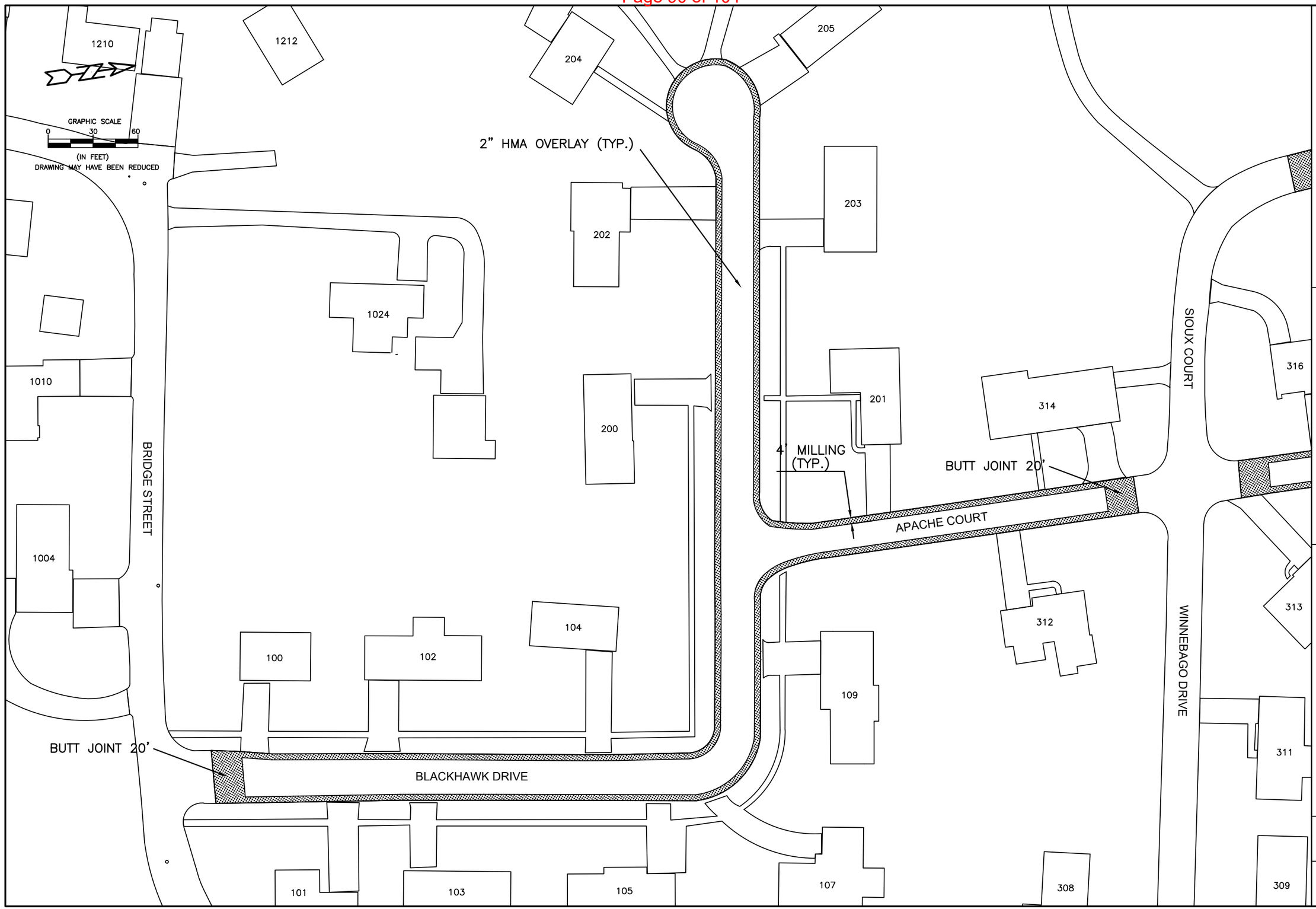
TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN ILLINOIS, CALL J.U.L.I.E. TOLL FREE 1–800–892–0123.

ILLINOIS STATUTE REQUIRES MIN. OF 3 WORK DAYS NOTICE PRIOR TO EXCAVATING.

NOTE: UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY COMPANY MARK EXACT LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CITY OF GALENA
101 GREEN ST.
GALENA, IL 61036

STREET IMPROVEMENT
PROGRAM 2022



CITY OF GALENA
101 GREEN STREET
GALENA, IL 61036

DRAWN BY: MJO
CHECKED BY: MM
SCALE: 1"=60'

2022 STREET IMPROVEMENT

PLAN SHEET - BLACKHAWK & APACHE

FILE NO.
2022SIP

SHEET
2 OF 7

GRAPHIC SCALE
0 30 60
(IN FEET)
DRAWING MAY HAVE BEEN REDUCED

200
204
206
APPROX. AREA: 7150 SF
BUTT JOINT 20'
2" HMA OVERLAY (TYP.)
203
202
324
325
322
318
4' MILLING (TYP.)
316
SIOUX COURT
201
314
BUTT JOINT 20'
APACHE COURT
APACHE COURT (SEE SHEET 2)
319
321
315
317
313
APPROX. AREA: 12020 SF
312
BUTT JOINT 20'
WINNEBAGO DRIVE
109
311

CITY OF GALENA
101 GREEN STREET
GALENA, IL 61036

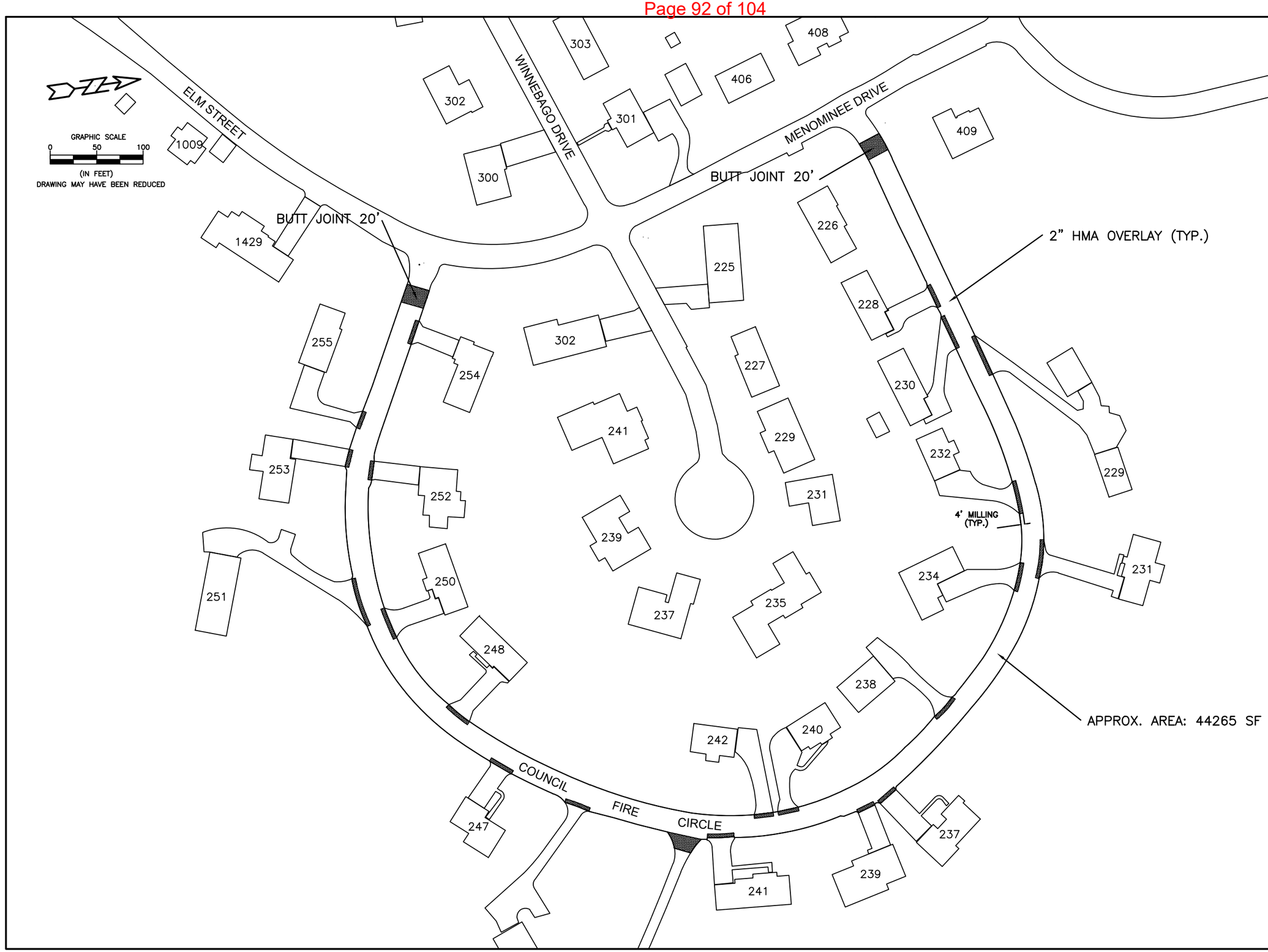
DRAWN BY: MJO
CHECKED BY: MM
SCALE: 1"=60'

2022 STREET IMPROVEMENT

PLAN SHEET - APACHE & SIOUX COURTS

FILE NO.
2022SIP

SHEET
3 OF 7



CITY OF GALENA
101 GREEN STREET
GALENA, IL 61036

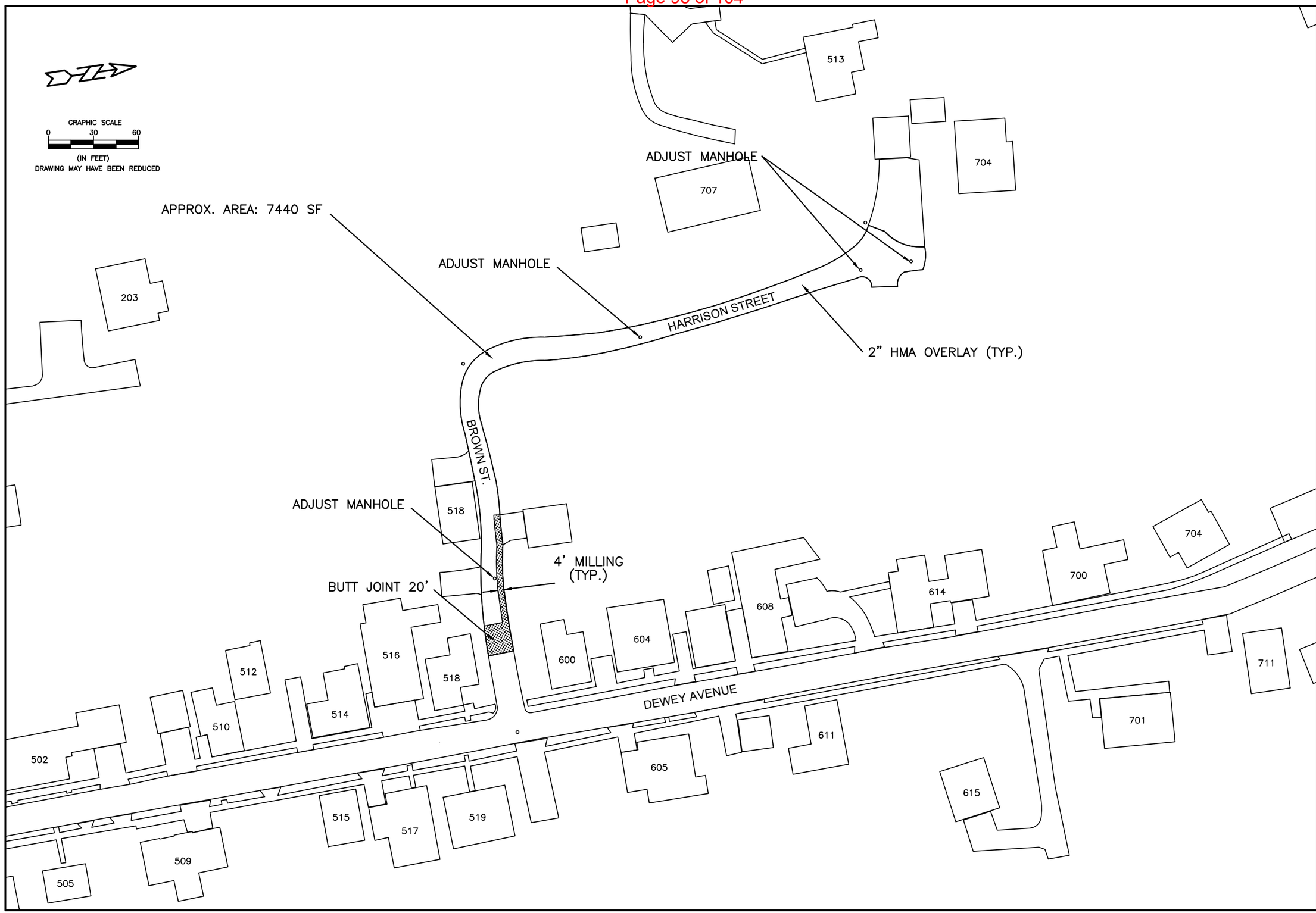
DRAWN BY: MJO
CHECKED BY: MM
SCALE: 1"=100'

2022 STREET IMPROVEMENT

PLAN SHEET - APACHE & SIOUX COURTS

FILE NO.
2022SIP

SHEET
4 OF 7



CITY OF GALENA
101 GREEN STREET
GALENA, IL 61036

DRAWN BY: MJO
CHECKED BY: MM
SCALE: 1"=60'

2022 STREET IMPROVEMENT

PLAN SHEET - BROWN & HARRISON ST.

FILE NO.
2022SIP

SHEET
5 OF 7

GRAPHIC SCALE
0 15 30
(IN FEET)
DRAWING MAY HAVE BEEN REDUCED

805
803
801
704
BUTT JOINT 20'
APPROX. AREA: 4060 SF
RIDGE STREET
4' MILLING (TYP.)
N HICKORY STREET
2" HMA OVERLAY (TYP.)
800
805
BUTT JOINT 20'
710
701
708
105
HILL STREET

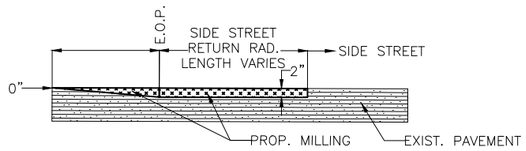
CITY OF GALENA
101 GREEN STREET
GALENA, IL 61036

DRAWN BY: MJO
CHECKED BY: MM
SCALE: 1"=30'

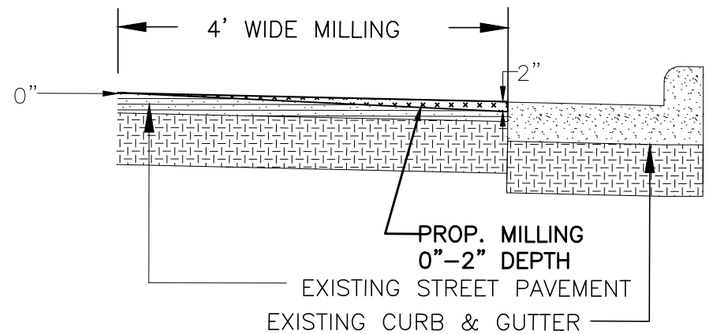
2022 STREET IMPROVEMENT
PLAN SHEET - N HICKORY
FROM HILL TO RIDGE

FILE NO.
2022SIP

SHEET
6 OF 7

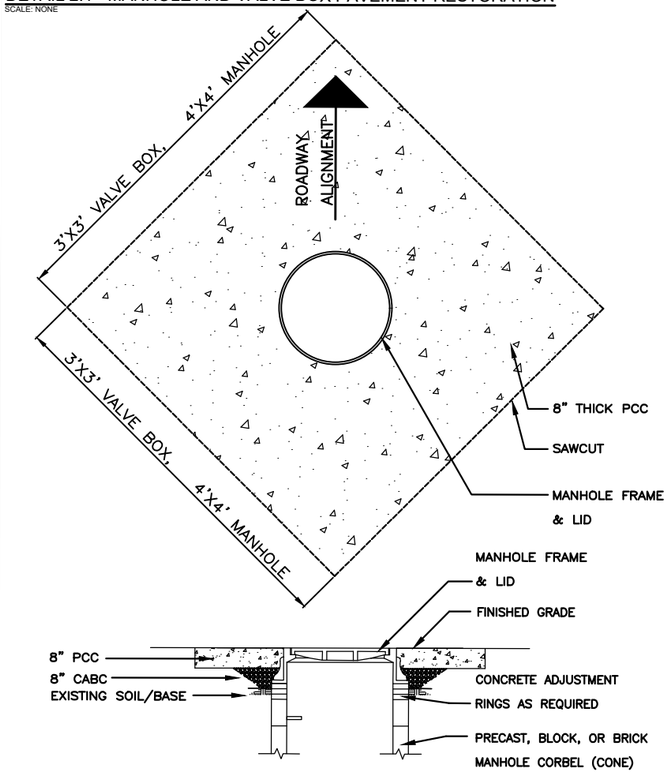


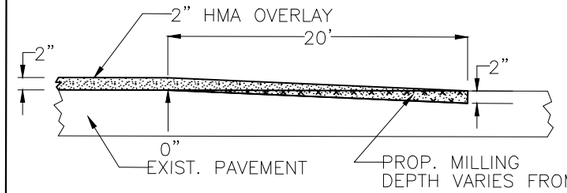
DETAIL 2.3 - SIDE STREET BUTT JOINT DETAIL
SCALE: NONE



DETAIL 2.4 - MILLING DETAIL
SCALE: NONE

DETAIL 2.1 - MANHOLE AND VALVE BOX PAVEMENT RESTORATION
SCALE: NONE

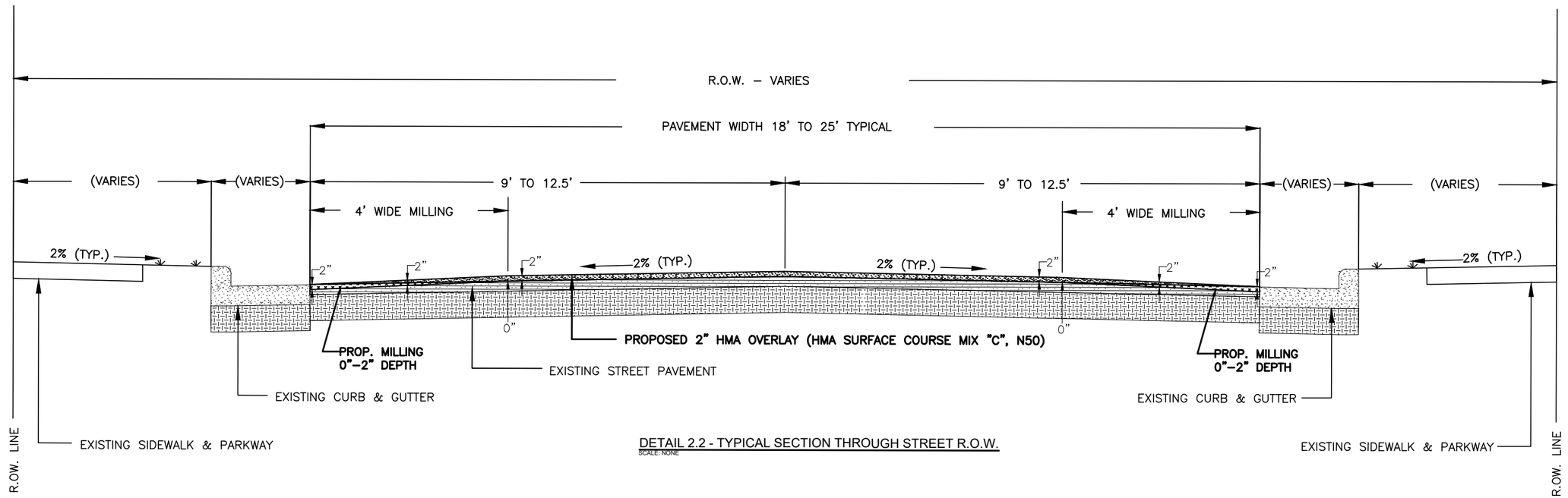




DETAIL 2.5 - BUTT JOINT TO EXIST. PAVEMENT DETAIL
SCALE: NONE

GENERAL NOTES:

1. THE EXISTING PAVEMENT SHALL BE SAW CUT IN THE FORM A SQUARE.
2. THE DISTURBED PAVEMENT AREA SHOULD BE CONFINED TO THE SMALLEST AREA POSSIBLE. MINIMUM 3 FOOT BY 3 FOOT SQUARE, MAXIMUM 6 FEET BY 6 FEET SQUARE.
3. THE ORIENTATION OF THE SQUARE SAW CUT SHALL BE THAT THE DIAGONAL FALLS IN LINE WITH THE ROADWAY ALIGNMENT (SEE ABOVE).
4. CONCRETE TO BE TREATED WITH TWO COATS OF SEALER.
5. CONCRETE TO MEET IDOT REQ'S FOR TYPE B PATCHES PER SECTION 442.
6. INSTALLATION TO BE COMPLETED AFTER ASPHALT PAVING.



DETAIL 2.2 - TYPICAL SECTION THROUGH STREET R.O.W.
SCALE: NONE

CITY OF GALENA
101 GREEN STREET
GALENA, IL 61036

DRAWN BY: RNK EDITED BY MJO
CHECKED BY: CAL
SCALE N.T.S.

TYPICAL SECTION & DETAILS
2022 STREET IMPROVEMENT
GALENA, IL

FILE NO.
2022SIP

SHEET
7 OF 7

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
ACCESS SYSTEMS LEASING (120766)							
32264335	1	Invoice	COPIES MADE	08/19/2022	316.82		01.13.579.00
32264335	2	Invoice	KIP	08/19/2022	260.50		52.43.549.00
Total ACCESS SYSTEMS LEASING (120766):					577.32		
APPLIED CONCEPTS, INC. (120774)							
400944	1	Invoice	RADAR-LIONS CLUB GR	04/12/2022	1,915.00		01.21.830.04
Total APPLIED CONCEPTS, INC. (120774):					1,915.00		
ARGUS DENTAL & VISION INC. (120754)							
349731	1	Invoice	VISION INSURANCE	08/21/2022	112.00		01.13.451.01
349731	2	Invoice	COBRA/VISION INSURAN	08/21/2022	13.27		01.13.451.04
Total ARGUS DENTAL & VISION INC. (120754):					125.27		
AT&T MOBILITY (121036)							
28731195315	1	Invoice	HOT SPOTS FOR SQUAD	08/25/2022	245.03		01.21.532.00
Total AT&T MOBILITY (121036):					245.03		
BARD MATERIALS CENTRAL REGION (119788)							
525622	1	Invoice	WATER HOLE DRIVEWAY	08/20/2022	590.63		01.41.614.05
Total BARD MATERIALS CENTRAL REGION (119788):					590.63		
BLAIN'S FARM & FLEET (120547)							
5184	1	Invoice	DOG FOOD/HEKTOR	08/23/2022	77.99		01.21.814.06
Total BLAIN'S FARM & FLEET (120547):					77.99		
CAPITAL ONE (120950)							
081922	1	Invoice	BUILDING MAINTENANC	08/19/2022	77.94		01.21.511.00
081922	2	Invoice	OFFICE SUPPLIES	08/19/2022	132.29		01.21.651.00
081922	3	Invoice	WATERING	08/19/2022	299.84		01.41.614.05
081922	4	Invoice	SHOP	08/19/2022	155.04		01.41.652.00
081922	5	Invoice	SPRAYING	08/19/2022	34.32		17.52.652.00
081922	6	Invoice	SUPPLIES	08/19/2022	27.84		59.55.511.02
081922	7	Invoice	SUPPLIES	08/19/2022	73.28		59.55.651.00
081922	8	Invoice	CONCESSION SUPPLIES	08/19/2022	84.74		59.55.652.05
Total CAPITAL ONE (120950):					885.29		
CAPITAL SANITARY SUPPLY (121038)							
D127059	1	Invoice	COPIER PAPER	08/26/2022	378.54		01.21.651.00
D127383	1	Invoice	JANITORIAL SUPPLIES	08/29/2022	328.33		01.13.654.00
D127384	1	Invoice	JANITOR SUPPLIES	09/02/2022	226.92		01.13.654.01
D127386	1	Invoice	JANITOR SUPPLIES	09/02/2022	92.22		17.52.511.05
Total CAPITAL SANITARY SUPPLY (121038):					1,026.01		
CMD SECURITY SOLUTIONS (120830)							
247-25036	1	Invoice	ALARM MONITORING	08/28/2022	27.00		01.13.552.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total CMD SECURITY SOLUTIONS (120830):					27.00		
CORE & MAIN LP (120473)							
R462814	1	Invoice	METERS	08/25/2022	150.42		51.42.831.00
R464049	1	Invoice	METERS	08/25/2022	3,943.06		51.42.831.00
Total CORE & MAIN LP (120473):					4,093.48		
DMASWA (120782)							
082622	1	Invoice	GLASS RECYCLING	08/26/2022	130.80		13.44.540.06
Total DMASWA (120782):					130.80		
DUBUQUE FIRE EQUIPMENT, INC. (631)							
174893	1	Invoice	FIRE EXTINGUISHER MAI	08/31/2022	335.80		01.21.511.00
174894	1	Invoice	FIRE INSPECTIONS	08/31/2022	544.99		58.54.532.01
174895	1	Invoice	FIRE EXTINGUISHER CH	08/31/2022	380.90		01.41.652.05
174899	1	Invoice	INSPECTIONS	08/31/2022	156.50		59.55.511.02
75068	1	Invoice	EXTINGUISHER MAINTE	08/31/2022	130.95		22.22.929.00
Total DUBUQUE FIRE EQUIPMENT, INC. (631):					1,549.14		
ELITE PLUMBING (120136)							
13821	1	Invoice	FAUCET REPLACEMENT	09/01/2022	692.40		01.13.511.06
Total ELITE PLUMBING (120136):					692.40		
EXACT PEST SOLUTIONS, INC. (120708)							
34701	1	Invoice	PEST CONTROL	08/17/2022	80.00		58.54.511.00
34767	1	Invoice	PEST CONTROL	08/11/2022	52.00		01.21.511.00
34799	1	Invoice	BUG SPRAY	08/09/2022	50.00		01.41.511.00
34880	1	Invoice	PEST CONTROL	08/10/2022	65.00		59.55.511.02
Total EXACT PEST SOLUTIONS, INC. (120708):					247.00		
GALENA ARC (850)							
090922	1	Invoice	HAHN COUNCIL SALARY	09/09/2022	100.00		01.11.432.00
Total GALENA ARC (850):					100.00		
GALENA ELK'S LODGE (121066)							
442	1	Invoice	CITY PICNIC	09/06/2022	800.00		01.11.929.01
Total GALENA ELK'S LODGE (121066):					800.00		
GALENA GAZETTE (34)							
082222	1	Invoice	GALENIAN PARKING MAP	08/22/2022	926.10		53.48.541.01
31819	1	Invoice	2022 STREET RESURFAC	08/17/2022	70.26		41.61.860.02
Total GALENA GAZETTE (34):					996.36		
GALL'S, INC. (712)							
021802225	1	Invoice	UNIFORMS/TONY	08/03/2022	60.80		01.21.471.15

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
021925060	1	Invoice	UNIFORMS/EMMA JOHN	08/18/2022	212.95		01.21.471.15
021998361	1	Invoice	UNIFORMS/EMMA JOHN	08/29/2022	31.51		01.21.471.15
Total GALL'S, INC. (712):					305.26		
GASSER @ GALENA (24)							
090122	1	Invoice	MISC. SUPPLIES	09/01/2022	17.88		01.21.511.00
090122	2	Invoice	MISC. SUPPLIES	09/01/2022	332.20		01.41.614.05
090122	3	Invoice	MISC. SUPPLIES	09/01/2022	139.08		01.41.652.00
090122	4	Invoice	MISC. SUPPLIES	09/01/2022	268.99		01.41.653.00
090122	5	Invoice	MISC. SUPPLIES	09/01/2022	67.48		01.45.651.01
090122	6	Invoice	MISC. SUPPLIES	09/01/2022	1,095.82		13.44.540.04
090122	7	Invoice	MISC. SUPPLIES	09/01/2022	84.59		17.52.511.04
090122	8	Invoice	MISC. SUPPLIES	09/01/2022	394.99		17.52.652.00
090122	9	Invoice	MISC. SUPPLIES	09/01/2022	17.61		17.52.890.01
090122	10	Invoice	MISC. SUPPLIES	09/01/2022	5.38		22.22.655.00
090122	11	Invoice	MISC. SUPPLIES	09/01/2022	62.96		22.22.840.05
090122	12	Invoice	MISC. SUPPLIES	09/01/2022	50.36		58.54.511.00
090122	13	Invoice	MISC. SUPPLIES	09/01/2022	446.72		59.55.511.01
090122	14	Invoice	MISC. SUPPLIES	09/01/2022	31.61		59.55.511.02
Total GASSER @ GALENA (24):					3,015.67		
GHS ART CLUB (121122)							
090122	1	Invoice	HOMECOMING TAILGATE	09/01/2022	111.04		01.11.929.01
Total GHS ART CLUB (121122):					111.04		
GUY'S TRUCK & TRACTOR SERVICE (119033)							
37984	1	Invoice	HOSE	08/02/2022	131.03		01.41.613.07
Total GUY'S TRUCK & TRACTOR SERVICE (119033):					131.03		
H. B. WILKINSON (31)							
083122	1	Invoice	RECORDING FEE/LAND T	08/31/2022	124.00		01.14.553.00
Total H. B. WILKINSON (31):					124.00		
HALSTEAD, MARY L. (119966)							
091222	1	Invoice	CITY HALL JANITOR	09/12/2022	390.00		01.13.511.07
091222	2	Invoice	PUBLIC RESTROOMS AT	09/12/2022	365.00		01.13.511.08
091222	3	Invoice	PARKS RESTROOMS	09/12/2022	1,050.00		17.52.511.00
091222	4	Invoice	MARKET HOUSE RESTR	09/12/2022	365.00		01.13.511.09
Total HALSTEAD, MARY L. (119966):					2,170.00		
HARRIS, MIKE (119612)							
0001	1	Invoice	WEIGHT ROOM EQUIPM	08/29/2022	500.00		01.21.830.04
Total HARRIS, MIKE (119612):					500.00		
HELM MATERIALS (121053)							
134109	1	Invoice	PATCH HOLES	08/15/2022	2,589.70		01.41.614.05
134279	1	Invoice	COLD PATCH HOLES	08/19/2022	2,591.60		01.41.614.05

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total HELM MATERIALS (121053):					5,181.30		
HEUER, CODY (121062)							
090122	1	Invoice	CDL TESTING	09/01/2022	249.00		01.41.563.00
Total HEUER, CODY (121062):					249.00		
HEUER, TRAVIS (121089)							
264359	1	Invoice	MOW DELINQUENT PRO	08/11/2022	80.00		52.43.929.00
Total HEUER, TRAVIS (121089):					80.00		
J & R SUPPLY INCORPORATED (951)							
1912185	1	Invoice	GALENA SQUARE EMER	11/27/2019	1,673.00-		51.42.831.10
2206019	1	Invoice	BUSSAN MANHOLE	06/06/2022	250.00		52.43.929.00
2206045	1	Invoice	WELL 5 MATERIALS	06/06/2022	4,378.00		51.42.852.00
Total J & R SUPPLY INCORPORATED (951):					2,955.00		
JL TECH, LLC (120693)							
2757	1	Invoice	COMPUTER SUPPORT -	08/31/2022	552.20		01.21.512.00
2759	1	Invoice	COMPUTER SUPPORT	08/31/2022	85.00		01.13.512.04
2759	2	Invoice	COMPUTER SUPPORT -	08/31/2022	223.05		01.21.512.00
2762	1	Invoice	NEW COMPUTER	08/31/2022	1,585.50		01.21.831.01
2764	1	Invoice	COMPUTER SUPPORT -	08/31/2022	127.50		59.55.652.05
2770	1	Invoice	COMPUTER SUPPORT	08/31/2022	297.50		01.13.512.04
2773	1	Invoice	COMPUTER SUPPORT -	08/31/2022	306.85		01.13.512.04
2773	2	Invoice	COMPUTER SUPPORT -	08/31/2022	170.00		01.21.512.00
2775	1	Invoice	COMPUTER SUPPORT -	08/31/2022	382.50		01.21.512.00
2782	1	Invoice	COMPUTER SUPPORT	08/31/2022	85.00		01.13.512.04
2782	2	Invoice	COMPUTER SUPPORT -	08/31/2022	297.50		01.21.512.00
2784	1	Invoice	COMPUTER SUPPORT -	08/31/2022	510.00		01.21.512.00
2787	1	Invoice	COMPUTER SUPPORT	08/31/2022	170.00		01.13.512.04
2792	1	Invoice	COMPUTER SUPPORT -	08/12/2022	425.00		01.21.512.00
2796	1	Invoice	COMPUTER SUPPORT -	08/19/2022	85.00		01.21.512.00
2798	1	Invoice	COMPUTER SUPPORT	08/26/2022	85.00		01.13.512.04
Total JL TECH, LLC (120693):					5,387.60		
JO CARROLL ENERGY, INC. (397)							
090122	1	Invoice	STREET LIGHTS	09/01/2022	5,586.94		15.41.572.00
090222	1	Invoice	LIFT STATION	09/02/2022	113.01		52.43.850.09
090222	2	Invoice	POLICE/ELECTRIC	09/02/2022	1,061.52		01.21.571.01
090222	3	Invoice	EMS/ELECTRIC	09/02/2022	153.29		12.10.571.01
090222	4	Invoice	PARKS/ELECTRIC	09/02/2022	91.50		17.52.571.01
090222	5	Invoice	FLOOD CONTROL/ELECT	09/02/2022	233.62		20.25.576.01
090222	6	Invoice	FIRE/ELECTRIC	09/02/2022	509.49		22.22.576.01
090222	7	Invoice	TURNER HALL/ELECTRIC	09/02/2022	1,539.75		58.54.571.01
090222	8	Invoice	WELCOME SIGNS	09/02/2022	38.34		01.41.571.01
Total JO CARROLL ENERGY, INC. (397):					9,327.46		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
JO DAVIESS COUNTY TRANSIT (235)							
2329	1	Invoice	SR CIT TRANSPORT	09/01/2022	833.00		01.13.542.00
Total JO DAVIESS COUNTY TRANSIT (235):					833.00		
JO DAVIESS CTY CLERK/RECORDER (393)							
081822	2	Adjustmen	RECORDING FEE/LAND T	08/18/2022	144.00-		01.14.553.00
Total JO DAVIESS CTY CLERK/RECORDER (393):					144.00-		
JO DAVIESS CTY GIS DEPT (330)							
090222	1	Invoice	STREET RESURFACING	09/02/2022	18.75		01.45.532.01
Total JO DAVIESS CTY GIS DEPT (330):					18.75		
JO DAVIESS CTY SHERIFF (116)							
090122	1	Invoice	CITY SHARE OF OFFICE	09/01/2022	200.12		01.21.538.00
090122	2	Invoice	RADIO SERVICE	09/01/2022	100.00		22.22.538.00
Total JO DAVIESS CTY SHERIFF (116):					300.12		
KAISER, TYLER (121118)							
090122	1	Invoice	CDL TESTING	09/01/2022	249.00		01.41.563.00
Total KAISER, TYLER (121118):					249.00		
KIEFER AQUATICS (120674)							
001240134	1	Invoice	CHAIRS	08/30/2022	3,247.00		59.55.511.02
Total KIEFER AQUATICS (120674):					3,247.00		
KRAMER CARPET CLEANING (121119)							
082422	1	Invoice	CARPET CLEANING	08/24/2022	1,085.00		01.13.511.01
Total KRAMER CARPET CLEANING (121119):					1,085.00		
LAWSON PRODUCTS, INC. (627)							
9309860726	1	Invoice	GARBAGE LINERS	08/22/2022	482.05		17.52.652.00
9309860727	1	Invoice	SHOP	08/22/2022	125.73		01.41.652.00
Total LAWSON PRODUCTS, INC. (627):					607.78		
LEWIS, CHRISTOPHER A. (748)							
082622	1	Invoice	NON-1099 RETIREMENT	08/26/2022	1,071.07		78.32.464.02
Total LEWIS, CHRISTOPHER A. (748):					1,071.07		
LOCKSMITH EXPRESS (105)							
157577	1	Invoice	KIOSK KEYS	09/01/2022	11.50		17.52.517.01
Total LOCKSMITH EXPRESS (105):					11.50		
MORAN, MARK (922)							
081822	1	Invoice	TRAVEL REIMBURSEME	08/18/2022	19.80		01.11.562.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total MORAN, MARK (922):					19.80		
MOTOROLA SOLUTIONS - STARCOM (119812)							
8281395391	1	Invoice	BODY CAM CORDS - WAT	06/14/2022	187.50		01.21.652.03
Total MOTOROLA SOLUTIONS - STARCOM (119812):					187.50		
NACK, RICHARDSON & NACK (120897)							
ACH 091222	1	Invoice	PUBLIC WORKS - LEGAL	09/12/2022	3,370.84		01.41.411.00
ACH 091222	2	Invoice	ZONING - LEGAL FEES	09/12/2022	715.03		01.16.411.00
ACH 091222	3	Invoice	POLICE - LEGAL FEES	09/12/2022	510.73		01.21.411.00
ACH 091222	4	Invoice	BUILDING - LEGAL FEES	09/12/2022	510.73		01.46.411.00
Total NACK, RICHARDSON & NACK (120897):					5,107.33		
NAPA AUTO PARTS (79)							
083122	1	Invoice	SHOP	08/31/2022	68.97		01.41.652.05
083122	2	Invoice	SAW REPAIR	08/31/2022	68.10		01.41.653.00
083122	3	Invoice	WEEDEATER	08/31/2022	59.99		17.52.514.00
355870	1	Invoice	SAW BAR	06/01/2022	299.00		22.22.840.00
Total NAPA AUTO PARTS (79):					496.06		
NICOR (119910)							
090122	1	Invoice	TURNER HALL/GAS	09/01/2022	157.90		58.54.571.05
090122	2	Invoice	POOL/GAS	09/01/2022	1,117.34		59.55.571.02
Total NICOR (119910):					1,275.24		
O'HERRON CO.INC., RAY (548)							
2196840	1	Invoice	UNIFORMS/SHAIB	05/25/2022	173.96		01.21.471.15
2209820	1	Invoice	FLEX BADGES	07/28/2022	618.46		01.21.471.15
Total O'HERRON CO.INC., RAY (548):					792.42		
ORIGIN DESIGN (260)							
77760	1	Invoice	LSLR	08/31/2022	573.00		51.42.831.02
Total ORIGIN DESIGN (260):					573.00		
PROTECH HEATING & COOLING, INC. (120531)							
11161	1	Invoice	FURNACE/AC INSTALLAT	08/25/2022	5,800.00		59.55.511.01
Total PROTECH HEATING & COOLING, INC. (120531):					5,800.00		
QUADIENT FINANCE USA, INC. (120811)							
082222	1	Invoice	POSTAGE	08/22/2022	500.00		01.13.551.00
Total QUADIENT FINANCE USA, INC. (120811):					500.00		
QUILL CORP. (686)							
26887450	1	Invoice	OFFICE SUPPLES/ALL	08/08/2022	275.46		01.13.651.02

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total QUILL CORP. (686):					275.46		
RIGDON, JIM (805)							
090122	1	Invoice	COBRA/RIGDON	09/01/2022	225.00		78.32.464.02
Total RIGDON, JIM (805):					225.00		
RIVER CITY PAVING (56)							
4300021489	1	Invoice	HOT MIX	08/31/2022	1,636.94		15.41.614.03
Total RIVER CITY PAVING (56):					1,636.94		
RRD HOLDING COMPANY (133)							
21605697T1	1	Invoice	GLASS RECYCLING	09/01/2022	470.00		13.44.540.06
21605703T1	1	Invoice	DUMPSTER DISPOSAL F	09/01/2022	383.15		01.41.573.00
21605997T1	1	Invoice	DUMPSTER/TRAINING C	09/01/2022	25.00		22.22.840.05
21606194T1	1	Invoice	DUMPSTER RENT	09/01/2022	25.00		13.44.544.03
Total RRD HOLDING COMPANY (133):					903.15		
SIGNCRAFT SCREENPRINT, INC. (555)							
683127	1	Invoice	HILL STREET PARK SIGN	08/18/2022	155.00		17.52.870.07
684077	1	Invoice	STARTUP/WINTERIZATIO	08/26/2022	70.00		59.55.511.02
684077	2	Invoice	GATEWAY PARK SIGNS	08/26/2022	85.00		17.52.870.02
684077	3	Invoice	REC TRAIL SIGNS	08/26/2022	85.00		17.52.517.01
Total SIGNCRAFT SCREENPRINT, INC. (555):					395.00		
SIRCHIE FINGER PRINT LABS (659)							
0558270	1	Invoice	EVIDENCE TAPE	08/29/2022	28.47		01.21.652.03
Total SIRCHIE FINGER PRINT LABS (659):					28.47		
SJE (121116)							
CD99435347	1	Invoice	WEST SIDE WATER SYST	05/25/2022	1,269.52		51.42.532.01
CD99440401	1	Invoice	WEST SIDE WATER SYST	06/30/2022	8,730.48		51.42.532.01
CD99440401	2	Invoice	SCADA ANTENNA/PROG	06/30/2022	31,159.52		52.43.850.15
Total SJE (121116):					41,159.52		
ST. CLAIRE, TRACY (121121)							
091222	1	Invoice	SERVICEMASTER INSUR	09/12/2022	1,316.53		01.11.929.02
Total ST. CLAIRE, TRACY (121121):					1,316.53		
TAMMY'S PIGGLY WIGGLY (120385)							
090122	1	Invoice	FUNERAL SERVICE PLAT	09/01/2022	24.99		01.21.549.00
Total TAMMY'S PIGGLY WIGGLY (120385):					24.99		
TEMPERLY AUTO REPAIR (121051)							
45550	1	Invoice	OIL CHANGE/MAINTENA	08/17/2022	67.17		01.21.513.06
45553	1	Invoice	SQUAD 5 NEW TIRES	08/17/2022	116.00		01.21.513.06

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
45641	1	Invoice	BRAKES 2015 1-TON	08/25/2022	663.00		01.41.613.01
Total TEMPERLY AUTO REPAIR (121051):					846.17		
TRI-STATE PORTA POTTY, INC. (908)							
15366	1	Invoice	BIKE TRAIL/PORTA POTT	08/15/2022	645.00		17.52.579.01
Total TRI-STATE PORTA POTTY, INC. (908):					645.00		
TRI-STATE RENTAL PROPERTIES LLC (121117)							
090222	1	Invoice	CREDIT BALANCE REFU	09/02/2022	9.11		98.115.0
Total TRI-STATE RENTAL PROPERTIES LLC (121117):					9.11		
UNIVERSITY OF ILLINOIS (388)							
UPI11083	1	Invoice	SANTORO PTI FEE	08/15/2022	5,860.00		01.21.563.00
Total UNIVERSITY OF ILLINOIS (388):					5,860.00		
US CELLULAR (92)							
0527247525	1	Invoice	ADMIN/CELL PHONE	08/18/2022	38.66		01.11.552.00
0527247525	2	Invoice	POLICE/CELL PHONES	08/18/2022	38.66		01.21.552.01
0527247525	3	Invoice	POOL IPADS	08/18/2022	155.55		59.55.552.00
Total US CELLULAR (92):					232.87		
US WATER (120719)							
SI56230	1	Invoice	WATER CONTRACT	08/17/2022	31,595.72		51.42.515.00
SI56230	2	Invoice	SEWER CONTRACT	08/17/2022	31,595.71		52.43.515.01
Total US WATER (120719):					63,191.43		
VAN METER INC. (141)							
S012141010.	1	Invoice	SHADOW BLUFF LIGHTS	08/03/2022	11,454.02		01.41.860.02
Total VAN METER INC. (141):					11,454.02		
VANDEN BERG, PAM (119997)							
082622	1	Invoice	RECERTIFICATION REIM	08/26/2022	41.00		59.55.691.06
Total VANDEN BERG, PAM (119997):					41.00		
VERIZON WIRELESS (316)							
9914550509	1	Invoice	PAY & DISPLAY	09/01/2022	75.08		53.48.555.00
Total VERIZON WIRELESS (316):					75.08		
VETERINARY ASSOCIATES SC (120691)							
177240	1	Invoice	VET BILL/HEKTOR	08/18/2022	166.72		01.21.814.06
Total VETERINARY ASSOCIATES SC (120691):					166.72		
VISTA CAFE (121120)							
090122	1	Invoice	CITY PICNIC	09/01/2022	117.00		01.11.929.01

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total VISTA CAFE (121120):					117.00		
WELU PRINTING CO. (770)							
111174	1	Invoice	ENVELOPES	08/19/2022	447.34		01.13.554.00
Total WELU PRINTING CO. (770):					447.34		
WEX BANK (119104)							
083122	1	Invoice	PUBLIC WORKS-GAS	08/31/2022	2,134.30		01.41.655.00
083122	2	Invoice	POLICE-GAS	08/31/2022	2,404.72		01.21.655.00
083122	3	Invoice	FIRE-GAS	08/31/2022	513.75		22.22.655.00
083122	4	Invoice	BUILDING-GAS	08/31/2022	69.83		01.46.655.00
Total WEX BANK (119104):					5,122.60		
WHITE CONSTRUCTION CO., INC. (119359)							
090622	1	Invoice	FOUNTAIN MAINTENANC	09/06/2022	1,130.00		17.52.517.03
091222	1	Invoice	PUBLIC WORKS JANITOR	09/12/2022	135.00		01.41.511.01
Total WHITE CONSTRUCTION CO., INC. (119359):					1,265.00		
WHITE, KAREN (120266)							
091222	1	Invoice	POLICE DEPARTMENT JA	09/12/2022	395.00		01.21.511.01
Total WHITE, KAREN (120266):					395.00		
WIZARD COMPUTERS INC (666)							
14472	1	Invoice	COMPUTER SUPPORT	09/01/2022	85.00		01.13.512.04
Total WIZARD COMPUTERS INC (666):					85.00		
Grand Totals:					201,565.05		

Report GL Period Summary

Vendor number hash:	7984510
Vendor number hash - split:	10881064
Total number of invoices:	115
Total number of transactions:	166

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	201,565.05	199,979.55
Grand Totals:	201,565.05	199,979.55