Seal of the City

City of Galena, Illinois

AGENDA

REGULAR CITY COUNCIL MEETING

6:30 P.M., MONDAY, JUNE 10, 2024

CITY HALL - 101 GREEN STREET

The public may also view the meeting live (no public comment) on the City of Galena YouTube channel at:

https://www.youtube.com/@cityofgalena1826

ITEM	DESCRIPTION
24C-0222.	Call to Order by Presiding Officer
24C-0223.	Roll Call
24C-0224.	Establishment of Quorum
24C-0225.	Pledge of Allegiance
24C-0226.	Reports of Standing Committees
24C-0227.	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 CA24-12

ITEM	DESCRIPTION	PAGE
24C-0228.	Approval of the Minutes of the Regular City Council Meeting of May 28, 2024	4-8
24C-0229.	Approval of Illinois EPA Public Water Supply Loan #17-6109 Lead Service Line Replacement Project Request #7 in the Amount of $21,028.50 for Origin Design and Community Funding and Planning Services Invoices	9-15

CONSENT AGENDA CA24-12

ITEM	DESCRIPTION	PAGE
24C-0230.	Approval of a Contract with Hulscher Fencing, Inc. in the Amount of $15,750 for the Replacement of the Split Rail Fence Along the Field Street Multi-Use Path	16-17

UNFINISHED BUSINESS

None.

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
24C-0231.	Discussion and Possible Action on a Recapture Agreement with Rosean Schromen and John Wilson for Sewer Installation to 11840 Highway 20	18-21
24C-0232.	Discussion and Possible Action on a Request by Rosean Schromen for the City to Pay for the Installation of a Sewer Main and Manhole to Serve 700 Spring Street	22-23
24C-0233.	Discussion and Possible Action on an Appeal by Mike Greene of a Decision by the Historic Preservation Commission Regarding the Demolition of a Building at 100 Monroe Street	24-80
24C-0234.	Discussion and Possible Action on a Plan of Action for the Property at 403 S. Main Street	81-82
24C-0235.	Warrants	83-89
24C-0236.	Alderpersons' Comments	
24C-0237.	City Administrator's Report	
24C-0238.	Mayor's Report	
24C-0239.	Motion for Executive Session Including: • Section 2 (C) (1) – Employee Hiring, Firing, Compensation, Discipline and Performance • Section 2 (C) (6) – Sale or Lease of Public Property • Section 2 (C) (11) – Pending, Probable or Imminent Litigation • Section 2 (C) (21) Review of Executive Session Minutes	
24C-0240.	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	LOCATION
Zoning Board of Appeals	Wednesday, June 12	6:30 P.M.	City Hall, 101 Green Street
City Council	Monday, June 24	6:30 P.M.	City Hall, 101 Green Street
Historic Preservation Commission	Thursday, July 11	6:30 P.M.	City Hall, 101 Green Street

PUBLIC Wi-Fi		
Public Wi-Fi is available in the city council chambers at City Hall. You may access Wi-Fi for free as follows:		
 Free-Wi-Fi Symbol	**Network = CityOfGalena_Guest** **Password = guestwifi!**	 Free-Wi-Fi Symbol

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MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 28 MAY 2024

24C-0197 – CALL TO ORDER

Mayor Renner called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on 28 May 2024.

24C-0198 – ROLL CALL

Upon roll call, the following members were present: Bernstein, Johnson, Kieffer, Tegtmeyer, Westemeier, Wienen, Renner.

24C-0199 – ESTABLISHMENT OF QUORUM

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

24C-0200 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

24C-0201 - REPORTS OF STANDING COMMITTEES

No reports.

24C-0202 – CITIZENS COMMENTS

None.

Motion: Wienen moved, seconded by Westemeier, to approve suspending the rules of order to allow Mayor Renner to read a proclamation.

Discussion: None.

Roll Call: AYES: Johnson, Kieffer, Tegtmeyer, Westemeier, Wienen, Bernstein, Renner
NAYS: None

The motion carried.

Mayor Renner read a proclamation naming Theodore Williams as the 2024 Poet Laurette.

CONSENT AGENDA CA24-11

24C-0203 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 13, 2024

24C-0204 – ACCEPTANCE OF APRIL 2024 FINANCIAL REPORT

24C-0205 – APPROVAL OF REINSTATEMENT OF SCHOOL PARKING REGULATIONS ON FRANKLIN STREET

24C-0206 – BUDGET AMENDMENT BA24-02 TO ADD A REVENUE LINE ITEM FOR ACCEPTING DONATIONS TO THE PICKLEBALL PROJECT

24C-0207 – APPROVAL OF CHANGE ORDER #1 IN THE AMOUNT OF $32,980.25 FOR THE HILL STREET EMERGENCY REPAIRS PROJECT

24C-0208 – APPROVAL OF GRANTING THE MAYOR AUTHORITY TO SIGN LOAN REQUEST #7 FOR PUBLIC WATER SUPPLY LOAN 17-6109

24C-0209 – APPROVAL OF THE PURCHASE AND INSTALLATION OF A SERVICE BODY AND FIXTURES FOR THE NEW UTILITIES TRUCK FROM GRANT COUNTY TRUCK BODIES FOR $12,368.80

Motion: Bernstein moved, seconded by Westemeier, to approve Consent Agenda CA24-11.

Discussion: None.

Roll Call: AYES: Kieffer, Tegtmeyer, Westemeier, Wienen, Bernstein, Johnson, Renner
NAYS: None

The motion carried.

NEW BUSINESS

24C-0210 – QUARTERLY REPORT BY GALENA COUNTRY TOURISM

Terry Matteson, CEO/President, gave the quarterly report for Galena Country Tourism.

Westemeier questioned what ideas are planned for communities this year? Westemeier stated he does not feel they are spending money in different communities. Matteson advised they are currently working on projects that were never finished. They are also focusing on new initiatives in digital to try to connect all of the communities together.

Tegtmeyer questioned what contribution Galena Country Tourism might be able to make towards the 403 S. Main Street public restrooms. Matteson advised it is their intent to work with Mark Moran on the dedicated space. The space will be an unstaffed presence. There will be digital information along with printed materials in that space. Tegtmeyer questioned if there was any chance of Galena Country Tourism contributing financially. Matteson advised that topic has not come up. Their primary role is sales and marketing of Galena and is the legislative intent and purpose so they have to be very conscious of what their lane is, but they would be happy to have discussions.

Wienen noted they show $250,000 in print. She feels this is really high for their budget comparatively. She questioned where she could find information on their marketing plan and specifically what markets are being targeted for Galena. Matteson referred her to the slide deck for the marketing plan. Matteson advised they are doing a lot digitally as well as looking at areas in Wisconsin and other parts of the Midwest including Iowa.

Mayor Renner urged them to keep up the good work and address the concerns raised tonight.

24C-0211 – DISCUSSION AND POSSIBLE ACTION ON AWARDING A CONTRACTOR FOR THE GALENA WELCOME CENTER RENOVATION AT 403 S. MAIN STREET

Motion: Westemeier moved, seconded by Kieffer, to reject all bids for the Galena Welcome Center renovation at 403 S. Main Street, 24C-0211.

Discussion: Westemeier feels the bids are high. He was opposed to spending a half million dollars on a 750 square foot building. Kieffer agreed.

Tegtmeyer felt rejecting all of the bids rather than looking at possible reductions was jumping the gun. The city has already invested money in the building. The building was originally purchased for restrooms and/or parking. If the city were to sell the property, we would also lose the parking.

Tegtmeyer felt the EV charging stations could be removed and the cost for paint could be reduced. She urged the council to look at the options.

Bernstein stated another option could be to remove the building and put in additional parking.

Johnson recommended rebidding the project without geothermal.

Roll Call: AYES: Westemeier, Wienen, Bernstein, Johnson, Kieffer, Renner
NAYS: Tegtmeyer

The motion carried.

24C-0212 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT WITH SAND PRAIRIE FOR THE PURCHASE AND INSTALLATION OF VIDEO CAMERAS IN PUBLIC SPACES

The following quotes was received:

Franklin & Hill Street	$ 9,967.43
City Hall Parking Lot/ /Water Street	$ 5,881.58
Main/Green Street	$ 9,740.28
TOTAL	**$25,589.29**

Motion: Wienen moved, seconded by Westemeier, to approve a contract with Sand Prairie for the purchase and installation of video cameras in public spaces in the amount of $25,589.29, 24C-0212.

Discussion: None.

Roll Call: AYES: Westemeier, Wienen, Bernstein, Johnson, Kieffer, Tegtmeyer, Renner
NAYS: None

The motion carried.

24C-0213 – DISCUSSION AND POSSIBLE ACTION ON A LEASE WITH THE EAGLE'S CLUB 237 S. MAIN FOR THE INSTALLATION OF VIDEO CAMERAS ON THEIR BUILDING

Motion: Westemeier moved, seconded by Wienen, to approve a lease in the amount of $365 annually with the Eagle's Club, 237 S. Main Street, for the installation of video cameras on their building, 24C-0213.

Discussion: None.

Roll Call: AYES: Wienen, Bernstein, Johnson, Kieffer, Tegtmeyer, Westemeier, Renner
NAYS: None

The motion carried.

24C-0214 – DISCUSSION AND POSSIBLE ACTION ON SELECTING A DESIGN CONSULTANT FOR THE FIRE DEPARTMENT RENNOVATION AND ADDITION

Motion: Tegtmeyer moved, seconded by Johnson, approve seeking a proposal from Origin Design for the fire department renovation project, 24C-0214.

Discussion: The project has been budgeted.

Roll Call: AYES: Bernstein, Johnson, Kieffer, Tegtmeyer, Westemeier, Wienen, Renner
NAYS: None

The motion carried.

24C-0215 – DISCUSSION AND POSSIBLE ACTION ON THE APPOINTMENT OF EMPLOYEES FOR THE PERIOD MAY 9, 2024, TO MAY 12, 2025

Motion: Wienen moved, seconded by Bernstein, to approve the appointments of employees for the period May 9, 2024, to May 12, 2025, as listed, 24C-0215.

Discussion: None.

Roll Call: AYES: Johnson, Kieffer, Tegtmeyer, Westemeier, Wienen, Bernstein, Renner
NAYS: None

The motion carried.

24C-0216 – WATER AND SEWR OPERATIONS AND MAINTENANCE MONTHLY REPORT FROM U.S. WATER

Andrew Schuler gave the monthly report for April. The Wastewater Treatment Plant treated 21,443,000 gallons. Total water produced was 14,286,000 gallons of which 66 percent was billed. The budget is looking good. They have been helping 5-Star with the lead line replacements and Fischer with the Highway 20 project.

Tegtmeyer asked for clarification on the letters residents received with regard to checking for lead pipes. She questioned if it is necessary to hire a professional to do the check. Schuler advised the test is a simple scratch test that anyone can do. If residents need assistance, they can contact City Hall. Schuler stressed the importance of everyone reporting the data for the inventory as the city is trying to remove all lead lines in the city.

24C-0217 – WARRANTS

Motion: Kieffer moved, seconded by Johnson, to approve the Warrants as presented, 24C-0217.

Discussion: None.

Roll Call: AYES: Kieffer, Tegtmeyer, Westemeier, Wienen, Bernstein, Johnson, Renner
NAYS: None

The motion carried.

24C-0218 – ALDERPERSONS' COMMENTS

Garbage – Johnson reminded residents garbage pickup would be one day later this week due to the holiday.

Highway 20 Limestone Retaining Wall – Johnson stated for those citizens who were concerned with the limestone retaining wall just past Knautz Home Furnishings on Highway 20, the city engineer has stated the wall is being built correctly.

Pool – Tegtmeyer announced the pool is open.

Electronics Recycling – Tegtmeyer reminded residents electronics recycling will be held Friday, May 31st at City Hall.

Thank you – Wienen thanked staff for getting the pool open.

Storms – Westemeier thanked the Public Works Department and the Police Department for their work in the recent storms. They did a quick job of getting everything removed.

24C-0219 – CITY ADMINISTRATOR'S REPORT

Thank you – Moran thanked Hillary and the Public Works Department for getting the pool up and running.

Thank you – Moran thanked Jen Schmidt for the new electronic pay system for all employees.

Bicentennial Logo – Moran advised the new bicentennial logo will be unveiled at the next meeting.

24C-0220 – MAYOR'S REPORT

Mayor Renner thanked staff for all that they do.

24C-0221 – ADJOURNMENT

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

Discussion: None.

Roll Call: AYES: Bernstein, Johnson, Kieffer, Tegtmeyer, Westemeier, Wienen, Renner
NAYS: None

The motion carried.

The meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Mary Beth Hyde
City Clerk

City of Galena
Lead Service Line Replacement Project Loan 17-6109
Funding Status Summary – June 2024

The City of Galena is requesting IEPA (Illinois Environmental Protection Agency) Loan funds for the Lead Service Line Replacement Project.

IEPA Loan Funds are being requested for:

- Construction Administration & Field Services from Origin Designs
  - Invoices #80420 & 80450 in the amount of $16,028.50

- Loan Administration Services from CFPS, Inc.
  - Invoice #04 in the amount of $5,000

- *IEPA will pay 100% of these invoices*

IEPA Loan Disbursement #7 Request = $21,028.50

Also attached is a total project funds log worksheet that keeps track of the overall project budget. Once approved, it will take approximately 3-4 weeks before the City receives the loan funds. Once the City receives the loan funds they can cut checks. CFPS will communicate with the City once the state releases the funds.

Galena 6109

	Budget	Total	Eligible
Design Eng			
Origin Design	**$42,300.00**	$42,300.00	$42,300.00
CFPS - Project Plan	**$19,500.00**	$19,500.00	$19,500.00
Const Eng			
Origin Design	**$228,600.00**	$154,343.00	$154,343.00
Other			
CFPS, Inc	**$45,000.00**	$25,000.00	$25,000.00
Construction			
Five Star	**$4,393,981.00**	$860,456.42	$860,456.42
TOTAL COSTS TO DATE	**$4,622,581.00**	**$1,101,599.42**	**$1,101,599.42**
Minus Retainage		$86,045.64	$86,045.64
		$1,015,553.78	**$1,015,553.78**

Project Cap
$2,755,000.00

		Eligible	Loan Request #7	
Design Engineering	Origin Design	$ 42,300.00		
Project Plan	CFPS, Inc	$ 19,500.00		
Construction Engine	Origin Design	$ 228,600.00	$16,028.50	$16,028.50
Five Star	Construction	$ 4,393,981.00	$0.00	$0.00
Other	CFPS, Inc	$ 45,000.00	$5,000.00	$5,000.00
Five Star		$ -	$0.00	$0.00
			$21,028.50	$21,028.50

	Requests 1-6	$994,525.28
CO #1	Five Star	$ 600.00
CO#2	Five Star	$ 26,400.00
CO#3	Five Star	$ 10,800.00
CO#4	Five Star	$ 3,600.00

Illinois Environmental Protection Agency

1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Illinois Water Revolving Loan Fund
Request for Loan Disbursement

Loan Recipient: City of Galena
Loan #: L17-6109
Service Dates for this Request: From: 4/1/2024
Request #: 6
To: 4/30/2024
Date: 5/7/2024

Complete this form for each request for disbursement from the State Water Revolving Fund pursuant to the executed loan agreement. Report **total cumulative costs** incurred to date and submit copies of all supporting invoices. Submit cost allocation if there are other funding sources.

Please complete, print, sign, scan, and email to EPA.LoanMgmt@illinois.gov

	Eligible Budget (per loan agreement **+/- IEPA approved** change orders)	Total Cumulative Costs Incurred to Date	Total Cumulative **Eligible** Costs Incurred to Date
Legal/Administrative	$19,500.00	$19,500.00	$19,500.00
Design Engineering	$42,300.00	$42,300.00	$42,300.00
Construction Engineering	$228,600.00	$154,343.00	$154,343.00
Construction (**before retainage**) - List each contractor separately		$0.00	$0.00
Five Star	$4,424,581.00	$860,456.42	$860,456.42
Other: CFPS, Inc. Admin	$45,000.00	$25,000.00	$25,000.00
TOTAL COSTS TO DATE		$1,101,599.42	$1,101,599.42
Less Retainage - List each contractor separately			
Five Star		$86,045.64	$86,045.64
Less Paid with Other Funding Sources			
Less Total Interest Earned on Invested Funds			
Less Total Disbursements to Date			$994,525.28
Less Rounding adjustment for bonds (if necessary)			
NET DISBURSEMENT REQUESTED			$21,028.50

FOR AGENCY USE ONLY

Prepared by: _____ Date: _____

Approved by: _____ Date: _____

Request # 6 Loan # L17-6109

Please indicate compliance with the following by marking the checkbox:

☑	This disbursement request constitutes a report in accordance with Section 4(b)(2) of the Illinois Grant Funds Recovery Act (30 ILCS 705/4(b)(2)) and is intended to describe the progress of the project and the expenditure of the loan funds related thereto.
☑	The loan recipient is in compliance with all Standard and Special Conditions of the Loan Agreement and any subsequent Amendments executed for this loan project.
☑	No refunds, rebates, or credits have been received by the loan recipient.
☑	The loan recipient is in compliance with the wage rate requirements established in rules issued by the U.S. Department of Labor to implement the Davis-Bacon Wage Act and other related acts (29 CFR Parts 1, 3, and 5). **Certified payroll records for the time period covered by the submitted invoices are being maintained and are available for review.**
☑	If this disbursement contains construction costs, the Illinois Works Apprenticeship Initiative Periodic Report is included with this request. Only applies to loans issued since May 8, 2020.
☑	Engineering charges have been reviewed, and are reasonable, supported, and separated with documentation and in accordance with the approved engineering contract. The loan recipient acknowledges that **no construction observation charges after the approved final completion date are eligible** for loan reimbursement.
☑	Each prime contractor has current and appropriate insurance coverage including workman's compensation, public liability and property damage, fire, and extended coverage including "All Risk" type of Builder's Risk Insurance.
☑	Flood insurance has been acquired and maintained on eligible insurable structures under construction pursuant to the National Flood Insurance Act of 1968, as amended; or official exclusion from flood insurance requirements has been received from the Federal Emergency Management Agency; or there are no insurable structures located within a flood plain.
☐	This is a **first** or **final** disbursement request and the additional checklist has been completed and submitted.

Please complete, print, sign, scan, and email to EPA.LoanMgmt@illinois.gov

I hereby certify that this request for disbursement is, to the best of my knowledge and belief, a true and accurate request for disbursement, that it is made in accordance with the conditions of the loan for the project, and that I am authorized to request disbursement on behalf of the borrower.

Terry Renner	Mayor
Authorized Representative (Printed Name)	Title
Signature	Date

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137 Main Street, Suite 100
Dubuque, IA 52001
origindesign.com

City of East Dubuque
Pam McCarthy
261 Sinsinawa Ave.
East Dubuque, IL 61025

Invoice number 80420
Date 05/23/2024

Project: 23077 East Dubuque Lead Service Lines Replacements

Professional services as outlined in our proposal dated March15, 2023.

All work included from 4/27/2024 through 5/18/2024

Description	Contract Amount	Prior Billed	Total Billed	Current Amount Due
Preliminary Design	23,900.00	23,900.00	23,900.00	0.00
Final Design	16,300.00	16,300.00	16,300.00	0.00
Bidding and Contract Award Services	7,500.00	7,500.00	7,500.00	0.00
Construction Basic	15,200.00	6,281.00	10,764.00	4,483.00
Total	62,900.00	53,981.00	58,464.00	4,483.00

Field Services During Construction

	Hours	Rate	Billed Amount
Engineering Designer I	65.50	138.00	9,039.00
Project Support Specialist III	0.75	130.00	97.50
subtotal	66.25		9,136.50

Invoice total 13,619.50

All invoices are due upon receipt. A finance charge of 1.5% per month will be added to any unpaid balance after 30 days

origin design®
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137 Main Street, Suite 100
Dubuque, IA 52001
origindesign.com

City of Galena
Matt Oldenburg
P.O. Box 310
Galena, IL 61036-0310

Invoice number 80450
Date 05/30/2024

Project: 21194 Galena Lead Services Replacement

Professional services as outlined in our proposal letter dated October 15, 2021.

Progress Billing includes all work from 3/24/2024 through 5/25/2024

Copies to Jill

Description	Contract Amount	Prior Billed	Total Billed	Current Amount Due
Preliminary Design	21,700.00	21,700.00	21,700.00	0.00
Final Design	14,800.00	14,800.00	14,800.00	0.00
Bidding Assistance	5,800.00	5,800.00	5,800.00	0.00
Construction Administration	23,200.00	21,580.00	22,372.00	792.00
Total	65,500.00	63,880.00	64,672.00	792.00

Field Services During Construction

	Hours	Rate	Billed Amount
Engineering Designer II	10.50	154.00	1,617.00

Invoice total 2,409.00

All invoices are due upon receipt. A finance charge of 1.5% per month will be added to any unpaid balance after 30 days

Community Funding & Planning Services

INVOICE

Mark Moran, City Administrator
City of Galena
101 Green Street
Galena IL 61036

Project Name: IEPA Loan Administration
Lead Service Replacement Project
Invoice Number: 04
Invoice Date: June 7, 2024

Description of Services Performed: Provide professional services in administering an IEPA Public Water Supply State Revolving Loan. *Services from April 8, 2024 to June 7, 2024*

- Continuation of Communication with Five Star regarding IEPA requirements, payrolls,
- Review Origin Design's engineering invoices
- Update project financial spreadsheet to maintain project expenditures and receipt of revenue
- Prepare Illinois Works apprenticeship Quarter Report #1 & #2 for Five Star
- Prepare loan disbursement request #6 & 7; review with City and secure signatures
- Upload loan disbursement to IEPA for review/approval
- Communication with City on IEPA payment and amounts
- Review of Five Star pay applications and Origin Invoices
- Review and submittal of change orders, if applicable

Contracted Amount – $45,000 – 55% complete

Services Rendered:	$25,000.00
Less Previously Paid:	($20,000.00)
Amount Due This Invoice:	**$5,000.00**

Thank you for your business.

118 S. Main Street, Stockton, IL 61085
Tel. / 815.947.8224 Fax / 815.947.8225

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: June 6, 2024

RE: Field Street

Our staff obtained a quote from Hulscher Fencing to remove and replace the deteriorated split rail wood fence along the Field Street multi-use path to Rec Park. The quote for the project is $15,750. The Our current budget contains $16,000 for the project in line item 01.41.863.22.

I recommend awarding the contract to Hulscher Fencing in the amount of $15,750.

Thank you for your consideration.

Hulscher Fencing, Inc.
1474 N IRISH HOLLOW RD
GALENA, IL 61036-9476
815-777-0268
cari@hulscherfencing.com
www.hulscherfencing.com

Estimate

ADDRESS
City of Galena
101 Green St.
Galena, IL 61036

ESTIMATE #
7050

DATE
05/31/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Description	Work ordered by: Jason Bingham Job: Field St			T
Installing Board Fence	Material and labor to remove old fence and install 2 rail cedar split rail board fence.	1	15,750.00	15,750.00T
Description	Notes- Using State if IL prevailing wages Send pictures			T

*Please disregard the grand total at the bottom of your estimate if we gave you prices on several options.

SUBTOTAL	15,750.00
TAX (7.25%)	0.00
TOTAL	**$15,750.00**

Accepted By

Accepted Date

*The Customer is responsible for locating their property lines and the location of any fence to be constructed by the contractor.
*All electrical to be done by others.
*The customer is responsible for obtaining proper permits, if needed.
*The customer must clearly mark or have located all private lines, for example, sewer, sprinklers, electrical, propane, etc.

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: June 5, 2024

RE: 10840 Highway 20 Annexation Agreement

In March 2023, the City and the owners of the former Galena Chrysler used car business at 10840 Highway 20, Rosean Schromen and John Wilson (Owners), entered into an annexation agreement for the property. The property was annexed in May 2023. As part of the agreement, the City agreed to reimburse the Owners for the cost of the sewer pipe (materials) needed to extend the sewer approximately 850 feet to the property. The City also agreed to allow the Owners to recapture part of the sewer installation cost when other property owners connect to the sewer. The project to install the sewer is ready to begin and the Owners are requesting to confirm the terms of the recapture.

When the annexation agreement was approved, the sewer extension to the Owner's property was intended to be a long service connection until such time as the city installed and connected a main under the highway in the area of the old Amoco property. When it became apparent that the Owner's sewer installation and the City's spur connection would need to be made at approximately the same time, the City took over the design of the Owner's sewer as a sewer main instead of a service. The design was completed and submitted for permitting by the Illinois Environmental Protection Agency (EPA) and the Illinois Department of Transportation (IDOT). Construction permits from both agencies were received. City staff also obtained a needed easement from the Galena Center for the Arts to construct a portion of the new main on their property.

As the Owners prepare to begin construction of the main to 10840 Highway 20 in June, we wish to confirm the terms of the recapture agreement. City Engineer, Matt Oldenburg, has worked with the Owner's contractor and calculated the fair market value of the sewer installation as $50 per linear foot or $42,500. In addition to the Owner's property, there are three other nearby properties that could connect to the new sewer. Those properties, their owners, and the pro rata share of the construction cost are shown in Table 1 below.

Table 1. Sewer Recapture Cost Calculation

Property to be Connected to Sewer	Owner	Connection Cost
10840 Highway 20	Rily LLC (Schromen/Wilson)	$10,625
1009 Spring Street	Elizabeth Gronner	$10,625
1013 Spring Street	Northwest IL Auto Parts, Inc. (NAPA)	$10,625
1015 Spring Street	Bethany Tilp (Old Amoco/Auto Repair	$10,625
	TOTAL	$42,500

Based on the above calculations, the Owners would be entitled to recapture the $10,625 connection fees from three property owners. The total amount of recapture would be $31,875. With the actual connection dates unknown at this time, I recommend authorizing the payment of $31,875 to the Schromen and Wilson upon completion of the sewer installation by their contractor. The City would then be responsible for collecting the connection fees from the other three owners when they connect to the sewer and at the discretion of the City. The City could choose to lessen or waive the fees at the time of connection.

To move forward, a motion would be in order to “approve a recapture agreement with Rosean Schromen and John Wilson for the property at 10840 Highway in the amount of $31,875”.

Thank you for your consideration.

CITY OF GALENA, ILLINOIS
101 Green Street, Galena, Illinois 61036

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: June 6, 2024

RE: Rosean Schromen—700 Spring Street Sewer

I am attaching a request for City assistance from Rosean Schromen, the owner of 700 Spring Street as well as more than 13 undeveloped adjoining acres. Schromen is asking the City or the Illinois Department of Transportation (IDOT) to pay for the installation of a new sewer main and manhole that would be available for her undeveloped property to connect to in the future.

Schromen's existing house at 700 Spring received a new sewer service connection as part of the Spring Street Project, but the 13 undeveloped acres south of the house would not be able to connect to the service. A new sewer connection to the main at the highway would be needed to serve parts of the 13 acres. Schromen is interested in developing housing on the 13 acres.

As part of the IDOT Spring Street Project, the City's sewer main through the entire highway corridor is being relocated and constructed new. There is a sewer and manhole currently accessible on the south side of Spring Street near Schromen's 700 Spring property. That manhole is being reconstructed beneath the westbound lane of the new highway (the other side of the highway). Connecting any of Schromen's undeveloped property to the sewer once the highway is completed would require excavating the new roadway and would be very expensive and disruptive.

IDOT is willing to allow the installation of a new sewer main and manhole outside of the pavement, on the south side of the highway, and in front of 700 Spring Street. This sewer would tie into the new main under the westbound lane. The Spring Street project contractor, Fischer Excavating, provided Schromen the attached quote of $63,030.81 to complete the construction. Schromen is asking the City or IDOT to pay for the time sensitive project.

IDOT's position is that the sewer and manhole were available in the right-of-way before the project started and will still be available in the right-of-way after the project is completed (albeit in a less accessible location). They are not willing to pay for the sewer extension requested by Schromen.

The planned relocation of the sewer main in front of 700 Spring Street was not identified by the City, IDOT or the property owner as a potential issue for Schromen until just recently. As described, the relocation would only affect the undeveloped Schromen property. Last year, the

City did extend a new sewer main from Spring Street south up West Street. This was done in part to make it available to a large area of Schromen's undeveloped property but would not be accessible to all her undeveloped property without the use of pumping. The West Street sewer extension cost the City more than $100,000.

Please let me know if you have any questions.

May 25, 2024

To Whom it May Concern;

I am writing to address the situation that was brought to our attention a couple of weeks ago. It appears that 20 years ago the city placed an 8 inch sewer line and manhole for the use of the properties going up this section of US 20. This sewer was for the future development of the parcel we own at that address, behind that address and the adjoining 10 (13 acres +) acres running along West Street. That pipe and manhole are in the current plans to be removed from the site. This removal makes development of this property much more difficult and expensive for the developers (and the city), if not almost impossible. That said, it also affects the value of said property if we were to sell it.

This property has been "looked at" for development several times since the sewer pipe was installed 20 years ago. It is currently being considered for a housing development.

As the owner of this property, I am requesting that the city do whatever it takes to remedy this situation and pay for it.

I am also requesting that Fischer Excavating provide the IDOT waste site paperwork asap to allow for that phase of the fill of the ditch along 10840 US 20 can be utilized.

Sincerely,

Rosean Schromen

owner 700 Spring St et al

Roseann Schromen

Fischer Excavating, Inc.
1567 Heine Rd.
Freeport, IL 61032
Contact: **Wayne Fischer**
Phone: **815-233-3232**
Fax: **815-235-7557**

Quote To: Roseann Schromen

Phone:
Fax:

Job Name:
Date of Plans:
Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Extend 8" Sanitary Sewer 50 lf south out of Road	1.00	LS	63,060.81	63,060.81
GRAND TOTAL					**$63,060.81**

NOTES:

Work by OTHERS:

Permits, Bonds, Fees of any kind
Construction surveying, Layout
Geotechnical services
Scheduling of geotechnical services
Dewatering with > than FEI 2" diameter pump
Environmental surveys and/or remediation
Removal and replacement of unsuitable soils
Erosion control after disturbance by others of our work
Utility location or relocations
Traffic control
Landscaping

NOTES:
This quote includes extending 8" sanitary sewer south out of the sanitary manhole at the intersection of Hickory St. This involves, CLSM at stage lines and extending the sanitary sewer extension in 2 stages. This price includes repair of the drop manhole, casing pipe, spacers, SDR 35 8" Sewer pipe, materials, labor and equipment and necesary shoring and sheeting to complete work.
This proposal excludes the Manhole instalation at the end of the 50 lf extension. We are installing pipe only.

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036

Memorandum

TO: The Honorable Mayor Renner, City Council & Mark Moran

FROM: Jonathan Miller, Building and Zoning

DATE: June 5, 2024

RE: 100 Monroe St., Galena Manufacturing. Appeal of Historic Preservation Commission Ruling

On December 7, 2023, Mike Greene, owner of 100 Monroe St. (Galena Manufacturing), was aggrieved by the rulings of the Galena Historic Preservation Commission and has decided to appeal the decision to the City Council. Their application to demolish the center portion of the structure at 100 Monroe St. leaving the steel structure to the North and the block structure to the South was denied by the HPC. The HPC denied the demolition of the entire center structure, allowing the property owner to demolish approximately the rear 2/3 of the red wood structure leaving the center façade and connection between the North and South buildings intact. The HPC felt that this site and current structure were too historic and contributing to our historic district to approve the entire demolition. The HPC ultimately would like to see the remaining front portion of the structure restored.

The applicant and owner filed the proper application for appeal shortly after the decision, which is attached to this memo. The appeal is now being brought to the council as the owner was attempting to find help with the potential restoration of the center portion of the structure. They were not successful and are now officially appealing the decision from December of 2023 to allow the entire demolition of the center red wood portion of the structure. Along with the Application for Appeal of the Historic Preservation Commission Ruling, all the materials presented to the HPC are included.

The following minutes are from the December 7, 2024 HPC meeting and reflect the above mentioned decision.

23HPC-096 – DISCUSSION AND POSSIBLE ACTION ON REQUEST BY GALENA MANUFACTURING TO DEMOLISH THE RED CENTER PORTION OF THE GALENA MANUFACTURING STRUCTURE AT 100 MONROE ST.

Owner/ Applicant

Owner Mike Green is asking to demolish the middle structure of his building. No repairs have been made in the last year due to the prices of construction materials. The buildings on both sides of the middle structure are in good condition and will be kept the same. The structure of the building is good, the roof and outside walls need fixing.

White suggested demolishing the back half and salvaging the good roofing and walls to repair the front half of the building. There is a service line that runs through the middle of the building, the back half will be taken down while the front half is repaired. All will stay the same as the front of the building is repaired. The sloping of the roof depends on the shape of the studs.

No further testimony was given in favor of or in opposition to the request.

Motion: Albaugh motioned, Dennerlein seconded to both approve and deny the demolition of the red building at 100 Monroe St.

Ayes: Horton, Dennerlein, Jackson, Albaugh, White, Carroll
Nays: None
Absent: None

The motion was carried by the unanimous vote of the present members of the Historic Preservation Commission. The commission feels that this structure is a significantly historic and contributing structure within the City of Galena Historic District.

Powers of the City Council

The City Council may reverse or affirm, wholly or partly, or may modify or amend the order, requirement, decision, or determination appealed from, to the extent and in the manner that the City Council may decide to be fitting and proper on the premises and to that end the City Council shall also have the powers of the officer from whom the appeal was taken.

The Concurring vote of a majority of the City Council shall be necessary to reverse any order, requirement, decision, or determination of the Building Official or to decide in favor of the applicant.

APPLICATION FOR
APPEAL OF HISTORIC PRESERVATION COMMISSION RULING

APPLICANT TO COMPLETE:

NAME OF PROPERTY OWNER: Galena Manufacturing

ADDRESS OF PROPERTY: 100 Monroe St.

CURRENT AND PROPOSED USE OF PROPERTY: Galena Manufacturing

Briefly describe your side of the situation in dispute, or the order which you feel is in error. (Provide enough information for the City Council to make a sound decision on the case. Attach further information on a separate page if needed.)

Owner feels that HPC decision was in error & should be allowed to demolish center portion of building

I certify that all the informtion provided above is complete and correct to the best of my knowledge and belief.

12-19-23
DATE

SIGNATURE OF APPLICANT

STAFF TO COMPLETE:

DATE FILED: 12-19-23

DATE OF ACTION BEING APPEALED: 12-7-23

APPLICABLE SECTION OF THE HISTORIC ORDINANCE: ~~153~~ 151.25(D)

DECISION BEING APPEALED: Conditional approval of 23HPC-096.

Galena City Council members,

Hello my name is Michael Greene and I am currently running and operating Galena Manufacturing located at 100 Monroe Street. My family has owned and operated this business since about 1991. We are still manufacturing reinforcement spacers for the same company since 91/92.

We are writing this letter in order to ask for the City Council's permission to tear down our middle section of our factory. It is beyond repair without completely rebuilding it from ground up. With rising costs of materials and labor it is beyond our realm. If allowed we would cap the end of the metal warehouse and need to build a small structure to enclose our electrical boxes. We have talked to a couple salvage companies who would like to come in and remove and salvage some of the old timbers and lumber, but both would like to take all or nothing. If approved to remove the building we will make sure to find a company that can do it in a timely manner.

Sincerely,

Michael Greene

CITY OF GALENA, ILLINOIS

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

Application for Demolition of a Structure

Name of Applicant: Galena Manufacturing/Michael Greene

Name of Property Owner (if different than applicant): _____

Address: 100 Monroe Street | Galena | Illinois | 61036

City | **State** | **Zip**

Present Use of Property: Manufacturing

Site Information

1. A sketch that includes the following information:

- The boundaries of the property.
- The location of the house or principal structure and all accessory structures on the lot.
- The location of all public streets adjoining the property.
- The distance of the house or principal structure and all accessory structures on the lot from the boundaries of the property.

2. Photographs of exterior and interior views showing the general condition of the property

Architecture

☐ **Vernacular** ☐ **Italianate** ☐ **French Colonial** ☐ **Second Empire** ☐ **Federal** ☐ **Queen Anne**

☐ **Greek Revival** ☐ **Contemporary** ☐ **Gothic Revival**

If other, please specify: _____

Approximate Age of Structure: 100 + Years

Method Used to Determine Approximate Age: Pictures and misc. articles of old clippings

_____

Describe any Unique Exterior Features or Materials: _____

_____

Condition of Structure

Describe the current condition of the structure in as much detail as possible. Be sure to describe the condition of the following features:

- Foundation
- Roof
- Windows
- Doors and door jambs
- Exterior walls
- Interior walls and floors
- Electrical wiring
- Plumbing

The foundation of the property is still good although the roof and exterior of the building is in disrepair. There is no plumbing in this part of the factory. It is beyond our realm of repairing due to cost. The buildings on either side are still structural sound and in good condition.

Names of Surrounding Properties

Following are the names and addresses of surrounding property owners from the property in question for a distance of two-hundred-fifty (250) feet in all directions, and the number of feet occupied by all public roads, streets, alleys, and public ways have been excluded in computing the 250 feet requirement. Said names are as recorded in the office of the County Recorder (or the Registrar of Titles of the County) and as appear from the authentic tax records of the County. If additional space is needed, please attach an extra page.

Name	Address
Provided by GIS Dept.	

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted here within are true to the best of my (our) knowledge and belief.

Applicant's Signature Date

Owner's Signature (if different than applicant) Date

Public Notary 11-30-23 Date

9/9/2026 My Commission Expires

OFFICIAL SEAL
SUE A SIMMONS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/09/2026

Criteria for Review of Application

In reviewing your application for a certificate of appropriateness to demolish a building or structure, the Zoning Administrator and Galena Historic Preservation Commission (HPC) must consider the following criteria from Chapter 151.26 (B) of Historic Preservation Ordinance. Please study the criteria and be prepared to answer questions relating to them at the public hearing.

Is the building of such architectural or historical interest that its removal would be a detriment to the public interest? It is historical but is beyond repair in its current state

Is the building of such old and unusual or uncommon design, texture, and material that it could not be reproduced or reproduced only with great difficulty? It could be reproduced but with the current market prices it would be difficult

Would retention of the building help preserve and protect a historical place or the Historic District of the City?

Would retention of the building promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the City a more attractive and desirable place in which to live? in my personal opinion it would not promote or help with any of these circumstances

Would demolition of the building or structure adversely affect the cohesiveness and historical significance of the Historic District as a whole? no

Other HPC Notes:















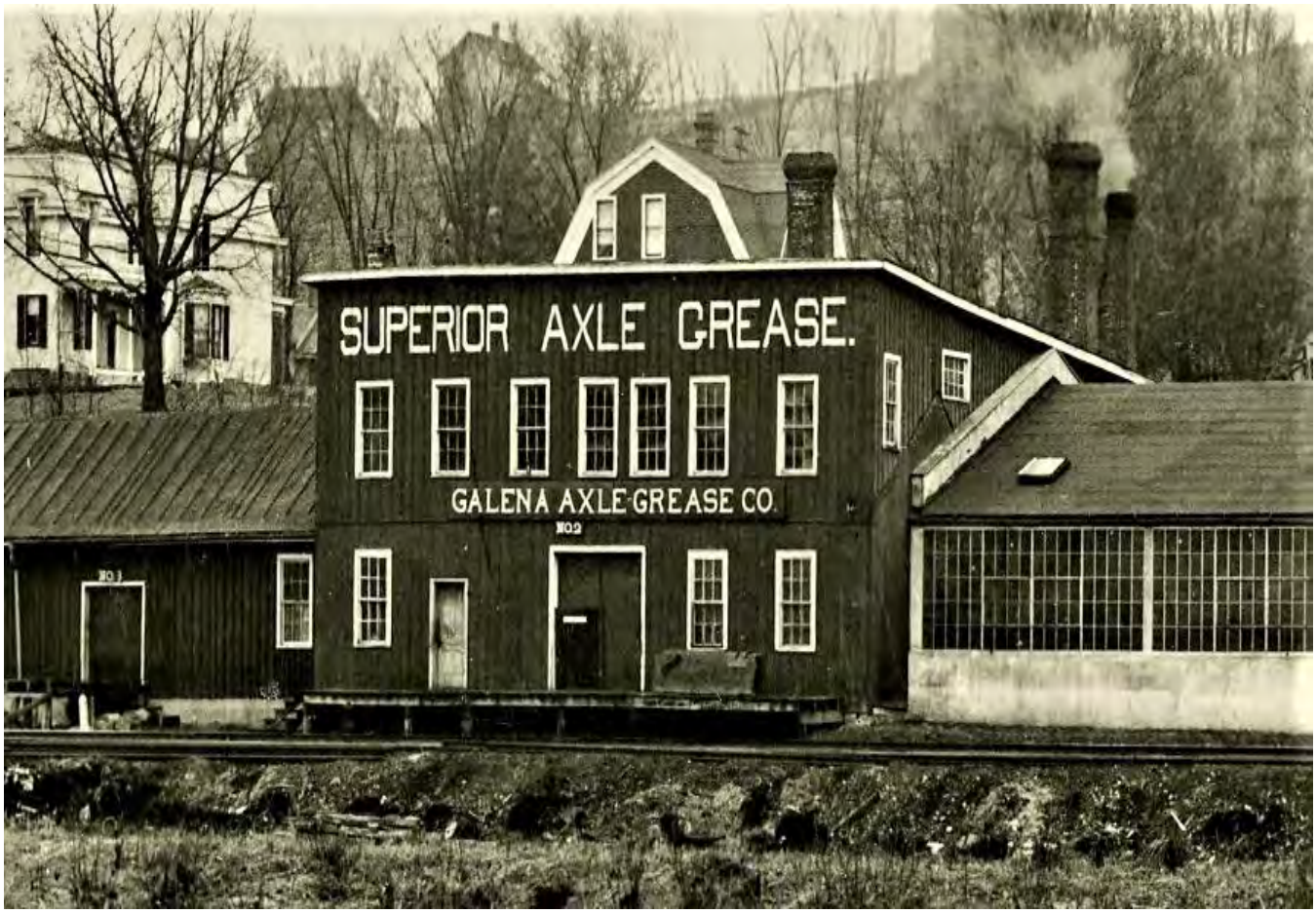








The Galena Axle Grease Factory
1884-2023



The Galena Axle Grease Factory about 1912 (south addition on the right added in 1911; name changed to Galena Manufacturing Co. in 1915). Alfred Mueller Collection

Researched and Written by Dr. Daryl Watson
For The Galena Foundation

Acknowledgements

This is the fourth historic structures report commissioned by the Galena Foundation. The Foundation is a not-for-profit organization “with the mission to initiate and/or provide financial support for community projects which preserve, enhance or nurture Galena's heritage, culture and quality of life.” It was founded in 1981 and has established an enviable track record ever since. Previous reports have been done for the McGowan-Delihant House, St. Mary’s School, and the Marine Hospital. In addition, a similar report on Turner Hall was compiled and included in a formal historic structures report, also funded in part by the Foundation.

This latest report is for the old Galena Axle Grease Company (100 Monroe St.), which in 1915 became the Galena Manufacturing Company. Similar in nature to the historic properties mentioned above, a large amount of historical research was necessary to document the history and relevance of this endangered property. This research, as always, was helped along by the assistance of many others. Below is a list:

The archives of the Galena-Jo Daviess County Historical Society once again proved invaluable. Volunteer archivist Kris Chapman and her helpers were able to pull out much valuable material. They not only have lots of good photographs and advertising materials, but many company ledgers of the original Axle Grease factory.

The Galena Public Library and its Historical Collections Room is always a great resource. Historical Librarians Steve Repp and Dale Glick were

always willing to help, as were volunteers Craig Albaugh and Tim Doser. In fact, Tim had already put together an index of *Gazette* articles relating to the Axle Grease story and made it all available to the city and to this researcher.

A great help is their collection of Galena historic photos, part of the Illinois State Library's Digital Archives website. Many photos are from the Alfred W. Mueller Collection. They have also been digitizing the old Galena papers (with grants from the Galena Foundation) for the Illinois Digital Newspaper Collections, an ongoing project. Their site is indexed—an invaluable aid for searching through old newspapers.

The Recorder's Office and Circuit Clerk's Office at the Jo Daviess County Courthouse must also be thanked. As usual, Karen Zehr at the Recorder's Office was always ready to help track down deeds and property transactions over a 165-year period. The staff at the Circuit Clerk's office was also very helpful; their wills and probate records go back to the very beginning of the county and are an invaluable source of information.

Terry Miller, Site Superintendent for the Galena State Historic Sites office, and his archivist, Jamie Loso, have always helped to make their files and photos readily available for researchers. They have a large collection of photos, including many from the Alfred W. Mueller Collection, as well as various other files with additional information on various individuals, organizations and sites.

The City of Galena staff also offered valuable assistance, particularly Jonathan Miller, whose office holds the city's many building and zoning

department files. These were helpful for the more recent actions involving the Axle Grease property. And thanks also to Gary Greene, the current owner of the Galena Axle Grease Company, and his son Mike for so willingly making the factory available for photographs and explaining the current operation and production.

And once again, special thanks must go to Beth Baranski, who took care of putting this report into final form and running off multiple copies for everyone.

There were many other individuals, too numerous to mention, who also helped. But, as always, special thanks must go to the Galena Foundation Board, who remain committed to the preservation of Galena—its culture, history and its architecture.

Daryl Watson, Historical Researcher

Galena Axle Grease–1884-2023

July, 2023

Samuel Frazer…An Inventive Mind

Samuel Frazer emigrated from England in 1854 and came to the bustling city of Galena, Illinois, a place thought ripe with opportunities and possibilities (Figure 1). At first he moved a few miles across the state line to Buncombe, Wisconsin and with his brother Robert tried his hand at mining. It did not suit him, but a young lady in Galena, whose family had also arrived from England, did. They were married in 1856 (*Galena Daily Gazette*, 1 May 1899). Samuel, who was well-read with an inventive mind, had another passion. He had experienced firsthand the difficulty of finding a good grease for wagon axles and similar moving parts.

Finding a good grease today for mechanical things is not a big issue, but in nineteenth century America, it was huge. Galena at the time was a thriving city, hub for thousands of migrants moving westward and settling for what was to them, a new land. They all needed a better grease: for wagon axles, steam engines, mining equipment, agricultural implements—anything with moving parts in need of longer lasting and more effective lubrication.

The lubricants of the day were largely based on animal fats. Frazer had been studying those most commonly used and became convinced that he could come up with something better. After his marriage he went to work for the Ryan brothers and their pork packing plant along Galena's waterfront. It was while working here that he gained a large supply of lard with which to experiment. Having some success, he and his brother Robert started a small factory which they built just north of town near a lead smelter operated by Samuel Hughlett. An early advertisement in the *Galena City Directory for 1858-1859* highlighted Frazer's grease, along with "soap and candles" (Figure 2).

The manufacturing of soap and candles was a natural outgrowth of the axle grease business, given the fact that most of them used animal or vegetable fats in their production. An almost unlimited supply of the former was available from the Ryan packing house. Soap was simply a mixture of lard, water and lye (boiled wood ashes). The cheapest candles were made from animal fats but had an unpleasant odor while producing black smoke. People preferred candles made from beeswax or sperm oil (from whales), but these were more expensive.

The main business of the new company, however, was axle grease. Frazer soon developed what he viewed as a winning formula for his axle lubricant when he added a new (or newly processed) ingredient to others then commonly used. This was rosin oil, another name for resin, or pine sap. This was collected from the sap of southern pine trees, mostly the southern yellow pine. He had developed a way to distill the oil through heat and pressure. By combining this with lime, sal-soda (soda ash or sodium carbonate), palm oil and water, he came up with his winning formula. (https://cite.case.law/ill/121/147/). He applied for and received a patent for his creation

in 1860. Interest in the new product, subsequently known as “Frazer’s Lubricator,” “Frazer’s Grease,” and later “Frazer’s Axle Grease” (all the same product) became known throughout the region. Its uniqueness was in using absolutely no animal fats or petroleum, thus giving it, he believed, superior lubricating qualities.

During this time Samuel Frazer had become familiar with a man named John Packard, who had come to Galena from Upstate New York in the 1840s. Packard started as a peddler, selling goods to rural residents. Peddlers, who used wagons to ply their goods throughout the hinterland, needed good axle grease—both to use and to sell.

Packard soon found it more profitable to supply goods to other peddlers, building up a large and prosperous enterprise that branched into wholesaling and retailing, serving the entire region. But shortly before the Civil War he sold his interest in the Galena firm whose annual business was estimated to be in the neighborhood of $250,000, a huge sum for the time (*History of Jo Daviess County*, 1878, pp. 618-620).

During the War, and always an entrepreneur, Packard used some of his funds to try his hand at growing and selling cotton in northern Mississippi (many northerners at this time did so at the expense of former plantation owners). But Packard lost heavily and returned to Galena (*History of Jo Daviess County*, 1878, pp. 618-620). Still on the lookout for new investments, he sat down with Charles Perkins and Orvil Grant, Ulysses’ youngest brother, and bought out the latter’s interest in the Grant and Perkins leather store which had relocated from the Coatsworth building where Ulysses had worked (122 S. Main Street), to 103 N. Main, this in 1864.

Meanwhile, Samuel Frazer was formulating a plan to manufacture his patented grease in Chicago. Chicago was experiencing explosive growth during this period, this at a time when Galena’s star was fading. This led Frazer to believe his business, already doing well, would do even better in the big city. He made the move in 1868. A partnership was formed with several Chicago heavy-weights, chief among them George B. Swift, who had grown up in Galena. Swift was an investor heavily involved in politics and would later become Chicago’s Commissioner of Public Works and then Mayor. (https://en.wikipedia.org/wiki/George_Bell_Swift). The initial name for the new firm was Frazer, Swift & Company, soon changed to the Frazer Lubricator Company. (https://cite.cselaw/ill/121/147/).

But only two years later, in 1870, Frazer grew disillusioned with the partnership (and some of the partners) and sold his interest in the company and returned to Galena. As part of the arrangement, John Packard came into the Chicago firm by selling his interest in the Galena leather business to Frazer in exchange for the latter’s interest in the Frazer Lubricator Company.

Frazer’s interest in the firm, including the rights to his patent and name, was worth about $17,500. This made Packard a key player right from the start. (https://cite.cselaw/ill/121/147/). The Chicago company immediately incorporated and Packard, with his shrewd skills, took a controlling interest and became its president. The

company expanded rapidly and became extremely profitable. Soon "Frazer's Axle Grease" was dominating the trade. But Frazer, whose ties and loyalty to Galena were still strong, left Chicago behind and returned to his adopted home town. He was fully intent on developing a new and superior product, which he would manufacture in Galena.

For a short time Frazer worked in partnership with Perkins in the leather business, but also tried his hand again at lead mining, this time investing in some new leads that had opened up west of nearby Elizabeth, IL (*Galena Daily Gazette*, 1 May 1899). All the while he was working on a new and improved axle grease, with the intent of starting up a new factory, this time one closer to the railroad. Galena's river over the years had silted in so badly that few steamboats—and then only small ones—could make it up from the Mississippi, three miles distant.

Things moved ahead rapidly when Frazer received a patent for his new, improved axle grease formula in 1880 (https://cite.cselaw/ill/121/147/). With the help of George S. Avery, he was able to secure property on the lower end of Galena's Main Street at 513 S. Main (Figure 3 - *Seventy Years on Main Street: A Business Directory of Galena, IL 1900 – 1970* by Steve Repp, 1989).

Avery was a proud Civil War veteran who rose quickly to the rank of major; he had fought with valor in numerous battles. After the War he returned to the family farm in Guilford Township and then moved to nearby Galena where he was elected Jo Daviess County Circuit Clerk. He was later appointed to the position of postmaster, a position he served for many years (Avery family file, History Museum). It was Avery who purchased the building (known as the old Beebe store) and prepared it for the new factory (*Galena Daily Gazette*, 1 November 1883). He would be a key player in the new company for many years.

It was soon found that a location sandwiched between Main and Bench Streets was not an ideal location. Cramped quarters, no room for expansion and lack of rail siding were all factors that came into play. And then there were worries from neighbors on Bench Street about the smell that might come from the new business. These were quickly addressed:

> "Mr. Frazer informs us that the ingredients to be used in the manufacture of his improved axle grease are purely vegetable, and that no fat nor tallow is to be employed whatever. The idea therefore, that the works are to be a nuisance to the neighborhood in which they are established, is a mistaken one. The only offensive (if it can be so called) matter to be used, is rosin, and the chimney of the furnace is to be of sufficient height to carry off whatever smoke and smell that may emanate from it, far above the houses on Bench street." (*Galena Daily Gazette*, 10 November 1883)

The answer to the other issues came less than a year later, when Benjamin F. Felt, one of Galena's leading merchants and bankers, stepped in to help the promising new venture. It was Felt and his daughter, Anna, who later founded the Galena Public

Library. As for the new axle grease factory, Felt purchased land along the Illinois Central tracks on the East Side, paying $275 for lots 15 and 16 of Block 9 (Recorder's Office, Deed Book 54, pp. 51-52). He had purchased the lots from Eugine Estey, who had purchased them in 1871 for $550 (Recorder's Office, Deed Book 34, p. 40).

Property values had fallen precipitously in Galena right before and during the Civil War, due largely to the mines playing out, the frontier moving westward, and a river trade hamstrung by continued siltation of the Galena River. All this was on top of the coming of the railroads, especially roads leading to and from Chicago. Many of Galena's elite would move to that city but there was still opportunity in Galena.

Officers of the new establishment were: President, Jacob Fawcett; Secretary and General Superintendent, G. S. Avery; Assistant Superintendent, T. M. Roberts; Foreman of Works, Samuel Frazer; and Treasurer, T. L. McDermott. All were prominent leaders in Galena's business community. The new firm was named S. Frazer & Co (*Galena Daily Gazette*, 1 November 1883).

Work on the new site began immediately while production on the old site continued uninterrupted. There was already on the new site a wood frame building known as Cook's grain warehouse, 100 feet long and 30 feet wide. A new factory building was to be erected immediately behind the warehouse. It was to be two stories high, 75 feet long and 40 feet wide. The *Gazette* reported that it would be "a strong, heavy building, especially adapted to manufacturing." (*Galena Daily Gazette*, 20 March 1884.) The large oak beams would be held together with large iron bolts, unlike earlier Galena buildings that used mortise and tenon joints held together with wooden pegs (Figure 4).

The warehouse, adjacent to the IC sidetrack, would be renovated for shipping and receiving, an office, and storage rooms. Work was to be completed in only two months. In June of 1884 the old plant on Main Street was closed and all equipment was moved to the new facility (*Galena Daily Gazette*, 12 June 1884). The new building was painted red and a large sign with white letters proclaiming "Superior Axle Grease Factory" was erected (Figure 5). It was also noted that four giant kettles would soon be in operation at the factory, and with twenty car-loads of resin on hand (from New Orleans), things were ready to move ahead (Figure 6).

The Sanborn fire insurance maps are an excellent historical resource for existing construction materials. These maps were made and updated for most larger communities in the United States for many years. Those for Galena housed in the Public Library's Historical Collections Room cover certain years from the 1880s to the 1930s. The 1885 map noted five resin oil vats, four (huge) kettles, coal stoves, no lights, no watchman, and one-half dozen "hand grenades." The latter were chemical canisters to fight oil/grease fires. By 1893 they were sporting twelve hand grenades, in conjunction with two three-gallon hand chemical extinguishers, along with a steam engine for steam heat (Figure 7).

Production capacity was expected to rise exponentially along with a greatly expanded workforce, initially only twelve employees. The investors were convinced that

the manufacture and distribution of Frazer's "Superior Axle Grease" on a large scale was at hand (*Galena Daily Gazette*, 20 March 1884; 8 May 1884; 12 June 1884; 18 July 1884). They were ready to corner the market.

A Small Legal Problem

There was one small problem, something that quickly became a very big problem. Frazer's old company back in Chicago, infuriated that Frazer was not only producing pretty much the same product in very similar containers, but was also using his name, both of which they had bought the rights to back in 1870. They filed suit in the Superior Court of Cook County for trade mark infringement. But Frazer proved he could be a very stubborn adversary. In fact, his obituary described him as one who stood up for his principles and "In the late war with Spain, without a moment's hesitation…advocated the cause of the United States…" (*Galena Daily Gazette*, 1 May 1899). He and his Galena company hired the local law firm of Sheean & McHugh and fought the suit. They lost, but abruptly filed an appeal (https://cite.case.law/ill/121/147/).

Meanwhile, the *Galena Gazette* proclaimed a victory (of sorts) for the Galena firm because they would be able to continue production of their new "Superior Axle Grease" although not with the name "Frazer" attached (20 July 1885). They repeated Frazer's claim that the 1880 patent for the new improved grease eliminated any tendency of his earlier patented grease (sold to the Chicago firm in 1870) to congeal, or "gum" under cold temperatures or when an axle or machinery was left idle for long periods (Figure 8). "It don't gum" became a key selling point of the new firm with advertising proclaiming the new grease would "lubricate more freely and last as long as a pound and a half of any other brand in the market." (*Galena Daily Gazette*, 20 July 1885). But another appeal to an Appellate Court went against Frazer. Still undeterred he insisted his company appeal again, this time to the Illinois Supreme Court.

Finally, in 1887, after three years of legal jousting, the Illinois Supreme Court upheld the rulings of the previous courts and ruled in favor of John Packard and his Frazer Lubricator Company. In a landmark ruling that is still cited in case law to this day, the Court ruled that the Galena firm could continue manufacturing their new improved grease, but without the name of Frazer associated with it. In making their ruling the court noted, among other things, that Samuel Frazer with his new firm had been using packaging and advertising quite similar to the Chicago firm and when taken together with the name "Frazer":

> "…was well calculated to mislead dealers not knowing there was more than one company engaged in the same kind of business, or not familiar with the marks by which the packages of the two establishments were distinguishable." (https://cite.case.law/ill/121/147)

Despite the setback the Galena paper announced that the ruling would "not interfere in any way with the Galena company's business" (*Galena Daily Gazette*, 13 May 1887). They were right. Frazer and the Galena company complied with the ruling

and filed for incorporation as the Galena Axle Grease Co. with a valuation of $20,000 (Recorder's Office, Deed Book 58, p. 501). The directors remained the same, but with this incorporation they were free able to offer shares of stock in the company to the public. Production ramped up, but the *Chicago Herald* (a paper controlled by Chicago's political machine, which included several of Frazer's original investors, most notably George B. Swift), couldn't resist another shot at Frazer:

> "…'Mayor Roche says he believes Mr. Swift [newly appointed] will make a good Commissioner of Public Works…[but] the opinion of Mr. Frazer, the inventor of the famous axle grease, could not be learned, because that gentleman is dead.'" (*Galena Daily Gazette*, 28 April 1887)

Not to take this lying down, the *Galena Gazette's* editor proclaimed that Frazer was not at all dead, but in fact was the new "Mayor elect of Galena" and was "running a big axle grease factory" in the city, and moreover, was "the original Sam Frazer, of axle grease fame…" (*Galena Daily Gazette*, 28 April 1887). Frazer and his factory moved full speed ahead (Figures 9 and 10).

Sales were off to a good start as workers were added and further improvements were made. A complete set of the firm's early business ledgers is housed in the Galena-Jo Daviess County Historical Society's museum. From these we learn that a small but very active sales force of six men was criss-crossing the Midwest. They were taking orders from various businesses, mostly farm related, both large and small.

A typical entry from August of 1903 carefully noted the orders coming in each day. Most were small, but they added up (Figure 11). Total sales attributed to the sales force amounted to about $22,000 in 1888 and six years later, in 1894, over $27,000 (Axle Grease Merchandise Sales Order Books. History Museum. A 90.1.2a-c). And mail orders from customers (both businesses and individuals) added to the tally (Figure 12). As a sign of the company's prosperity, it was noted in 1910 by the *Gazette* that the company had never paid less than a six percent annual dividend to its stockholders since its inception (*Galena Daily Gazette*, 20 February 1911).

The largest stockholder for many years was George Avery, who owned 173 shares in 1912, each worth $100 (History Museum, Axle Grease Journal B. 90.1.3c). The 6 percent dividend that year netted him $1038 (not only was he one of the original investors but also the company's secretary/treasurer. It should be noted that the average wage for their 16 employees averaged $40-$60 per month.

Samuel Frazer had passed away in 1899, but left the company in good hands. Daniel L. Eustice, who had started with the company as a salesman in 1884, was the new superintendant and later president of the company. He was more than up to the task. His family had come from England to Elizabeth, IL and then in 1854 to Galena (*Galena Daily Gazette*, 15 June 1920). Daniel would be the first of three generations to run the company (Figure 13). He was very mechanically inclined and invented various labor-saving machines for the company, including an automatic mixing, filling and weighing

machine, which was soon being manufactured for some major industrial giants, like Standard Oil (*Galena Daily Gazette*, 27 May 1905).

Daniel worked closely with another inventive mind, that of machinist Charles Westwick, of Galena's Westwick Foundry family. It was the foundry, established in the 1850s and still in operation today that produced many of the pieces for the new production machines. It wasn't long before the Axle Grease firm established their own machine shop, enticing Charles to join their firm and take charge of the new shop. He was greatly aided by Daniel Eustice's son, Charles, who was a trained engineer. Their patents became the property of the Axle Grease firm which considerably enhanced the value and visibility of the company (Figure 14).

Two other factors were influencing the direction of the Galena Axle Grease company. Sales of the original Frazer axle grease were declining while sales of petroleum-based products were increasing rapidly. Rockefeller's Standard Oil and other oil companies had refined their products, such that they had become far superior to anything before. In the process these companies had created monopolies to shut out any type of competition. And then there was the coming of the automobile. Almost overnight, Model T Fords appeared seemingly everywhere. The Galena Axle Grease company had seen the handwriting on the wall. They had already started to incorporate petroleum products into their lineup, including a line of metal pails—and their bails, or wire handles (Figure 15).

Business was good—along with the nation's economy overall—so in 1911 a major expansion began. In February manager Eustice left for an extended trip throughout the East "to visit and inspect some of the most modern plants of the country, for the purpose of getting ideas for the enlargement of the local plant to about four times its present capacity" (*Galena Weekly Gazette*, 2 February 1911). He was planning a "modern fireproof building" for the south side of the old 1884 axle grease building, one that would be 50 x 100 feet in size (*Galena Weekly Gazette*, 20 February 1911). But the company wanted more support from the city and railroad, even suggesting they might move entirely out of Galena if better inducements were not forthcoming. They had, it seems, already received several offers from other communities (*Gazette*, 20 February 1911). With 31 employees, and probably the largest payroll in Galena, their wishes were not to be taken lightly.

Everything fell into place because construction began only three months later. The old storage building, which had formed the south wing of the factory, was moved to the north side, while the modern, fully fire-proof building, would become the new south wing (*Galena Daily Gazette*, 13 May 1911). It would house the office, automatic filling machines and can and handle making machinery (Figure 16). The same article declared that the factory buildings "will be a credit to the city."

Given the diversification of the company, it was becoming clear that the old name was no longer satisfactory. Accordingly, the directors in 1915 called for a special meeting to change the name of the corporation to the Galena Manufacturing Company

(*Galena Daily Gazette*, 22 January 1915). The stockholders approved and the signage on the factory was immediately updated, reflecting—the directors hoped—a flood of prosperity.

A Flood…of Water

The Galena River had always been problematic. During the early years it had been the head of navigation into the lead mines and had destined Galena to be the largest port north of St. Louis. The boats of the time could navigate its narrow curves and occasional shallow spots. But over time, as mining and farming cut down trees and dug up the soil, eroded soil and silt began filling in the river channel. Even as early as 1840, steamboats were struggling during low water. The coming of the IL Central Railroad in 1854 marked the beginning of the end of the river trade, but not of the floods, which grew with frequency and intensity.

At first the floods were from the Mississippi River backing up, but as siltation increased the flooding increasingly came from the watershed of the Galena River. Severe floods came in 1892, 1896, 1914, 1915, 1916, 1929, and the worst of all, in 1937 (*Report of Floods in the Galena River Valley* by Jeanne LeBron, 1937. History Museum).

The flood of 1914 saw several feet of water over the floor of the J. W. Westwick Foundry, and though not mentioned in the LeBron report, the Axle Grease factory must have had just as much. Imagine the consternation when the floods of 1915 and 1916 were even worse, the losses of which exceeded all previous floods (Figures 17-20). Strong sales for the Galena Manufacturing Company continued, however, and though damage slowed production for a time, the company remained in a strong financial position. And they were still looking to expand.

A meeting between the IC Railroad, Galena Manufacturing Co., Farmers Co-operative Bureau (located just north of Adams St.) and the City, resulted in a tentative decision to have the railroad sell lots 7-12 of Block 10 to Galena Manufacturing. These lots were located just to the north of the manufacturing company's and had been used by the railroad for stockyards. And when C. L. Watson of Scales Mound, "a big stock man and breeder of fancy cattle" offered to erect at his own expense a new sales pavilion where the relocated stockyards would be moved, everything was ready (*Galena Daily Gazette*, 12 July 1921). Interestingly, those lots—largely undeveloped—were originally purchased by the railroad for only $350. (Recorder's Office, Quit Claim Deed dated 12 May 1922, pp. 301-302.)

An article in the *Daily Gazette* for December 13, 1921 noted the installation of a new 15,000 gallon tank (the second one that year) for the storage of Superior Lubricating Oils. This brought their total of these large tanks to eight, with six under cover. It was enough to "fill the crank cases of a solid procession of automobiles more than one hundred miles long." Given the success of this new "Superior" product line, it was expected that ten more tanks would be needed. A new warehouse was already being

planned for the soon-to-be acquired railroad property. The company was already running 24 hours a day (*Galena Daily Gazette*, 18 May 1922).

Two years later the paper reported that three more tanks had been installed, each 30 feet tall, for a total capacity of 45 thousand gallons (Figure 21). They were mounted at the rear of the plant, "on three mammoth cement bases." The article concluded: "The oil department is but one department of this thriving factory" (*Daily Gazette*, 19 July 1924). More improvements came the next year:

> "The offices of the…plant are being modernized in the very latest style. New window casings have been installed, while the walls are to be refinished in most harmonious colors. Tile floors are being laid in the offices and the hall. …When completed this office will be among the most attractive and efficiently furnished…in the city" (*Galena Daily Gazette,* 6 October 1925).

It was also noted that the heating plant had been overhauled, the work having been done by the foreman of the grease an oil department.

Given the feverish pace of the economy and stock market during this time—later to be known as the "Roaring Twenties", it may not be surprising that demand continued to grow—as Americans took to the road and farmers took to the tractor. "Orders are going from this factory in car load lots in rapid succession," reported the *Gazette*, "and the plant is working full time." (*Daily Gazette,* 5 March 1926.) A second new warehouse (50 by 150 feet with concrete floor and foundations) was being planned for the property acquired from the railroad, and in 1928 it became a reality (*Daily Gazette*, 20 November 1928).

The Roaring Twenties Become the Depression Thirties

Many believed that after every boom would come a bust, but no one believed the thirties would be the worst bust the nation would ever experience. First came the 1929 stock market crash, followed by tighter money, job lay-offs, foreclosures, bankruptcies, and then for some, soup lines. Galena was no exception. And to make things many times worse came the most devastating flood in Galena's history. It was not a good time for the Galena Manufacturing Company

Sales slumped as the company sought to adjust. A couple of invoices sent to the city's fire department are revealing. The first, on older letterhead, was for an order of grease and motor oil; the total bill coming to $3.95 (Figure 22). The letterhead proudly advertises axle, cup and transmission greases, along with various types of motor and other oils. Even Fly Spray was available.

But a second invoice sent six months later has an updated letterhead highlighting "WIRE BAILS—FILLING MACHINES" (Figure 23). This appears to be a reflection of the increasing emphasis the company was placing on one department that continued to do well. The fact that the bill was for only "cutting off fire hose tubes" may be an indication

of an effort to keep some workers busy rather than laying them off. By contrast, the company during the 1920s had men working full time just changing the oil in automobiles.

The old weather adage "when it rains it pours" would have been a good theme for the depression years. The seasonal rainfalls had become of concern as dry weather and dust storms began to invade the lower Great Plains, a region soon to be known as the "dust bowl". But the upper Midwest was not immune; the years 1934 and 1936 proved to be the driest on record. It was during the winter of 1936-1937 that the drought broke. Record snowfalls were followed in February with warm temperatures and heavy rains. With the ground still frozen, the run-off into the Galena River and its tributaries was extremely rapid.

After a 1.6-inch rainstorm on February 20, an ominous alarm was sounded upstream from Galena as the river reached flood stage in record time (*Report of Floods in the Galena River Valley* by Jeanne LeBron, 1937, p. 21). By evening, the merchants in Galena were rushing to their Main Street stores to move goods to higher levels. Many worked through the night, or until the water was waste deep. Some returned to dry ground via canoes and rowboats paddling along Main and Commerce Streets. The worst came the next day when the river crested at a stage of 27.67, or 2.67 feet higher than the previous record which occurred in March of 1916 (Figures 24 and 25).

Devastation was everywhere. During the night, several employees at the Farmers Exchange building, on the East Side just upstream from the Galena Manufacturing buildings, tried escaping when their rescue boat overturned and two were drowned. Galena Manufacturing had previously been evacuated but the water continued to do its damage. When the worst was over and everyone was taking stock, it was reported that the heaviest loser among Galena's businesses was:

> "…the Galena Manufacturing company, makers of can filling machinery, wire bails and buckets. Thousands of dollars worth of wire, stock and delicate machinery were damaged in the flood. Mr. Charles Eustice stated that the company would still be at work salvaging materials damaged in the flood six months afterward." (LaBron, p. 24)

The company never completely regained its footing after the flood. Many businesses were still hopeful, however, that a new flood control project initiated by the federal government (spearheaded by powerful U. S. Congressman Leo Allen, who was a resident of Galena) would solve the flooding problem. A levee was planned for the west side of the river and a smaller one for the east side, which would provide protection for the Galena Manufacturing factory. [Note: A levee protects land that is normally dry except during a severe flood; a dike protects land that would normally be covered by water. Both terms are frequently used interchangeably.] The plans for Galena, however, were changed due to cost-benefit considerations and the East Side levee was reduced to a small earthen structure immediately around the factory.

To make matters worse, no one at the plant had been notified of the change in plans by the Army Corps of Engineers. C. Palmer Eustice, the third generation of the Eustice family to run the company, protested vehemently. He declared that his company would sue the city for any damage resulting from future flooding, adding that it was likely the plant would have to be abandoned if a complete wall along the East Side, as originally planned, was not built. And finally, he stated that not only would the company sue the city for the value of their property in Galena, but also for the cost of moving to another city (*Galena Gazette*, 10 July 1969).

These were strong words, but the younger Eustice—neither the inventor nor the diplomat that both his father and grandfather had been—had sparred with the City before. His letter to the City protesting the flood control plans (Appendix A), while listing the benefits of their factory to the city and its residents, also revealed some hard feelings from previous years:

> "In return for the privilege of helping support Galena we have asked practically nothing, and received practically nothing, not even good streets for access to our plant" (Letter to the City, dated 6 August 1940. Terry Miller, State Historic Sites files).

Eustice worked diligently to make sure that his concerns were conveyed to government engineers, and various legislators and local business interests. The Illinois Central Railroad was also interested in seeing more protection for their tracks on the East Side. The lobbying had the desired effect; the East Side levee would be built, but at a much lower level than the one to protect the other side of the river. [Interestingly, due to an engineering error the west side levee was built several feet higher than necessary for a 100-year flood.]

Another delay in Galena's hope for protection came in the form of World War II. Nationwide, projects like Galena's were put on hold until the end of the war. There was, however, a silver lining. Demand for Galena Manufacturing products increased as the war dragged on. Ironically, it was the Second World War that finally put an end to the most devastating depression in American history. Funding for the flood control project, again with the help of Congressman Allen (who later became chairman of the powerful House Rules Committee under President Eisenhower), was formally authorized by an act of Congress in 1947. Construction began in 1948 with completion in 1951 (Figure 26).

It was in 1955 that the *Galena Gazette* did a feature article on the status of the "wire factory" as many were then calling it. The headline read: "Former Galena Axle Grease Plant Makes Wire Handles for Use on Many Kinds of Glass and Metal Containers" (*Galena Gazette*, 18 January 1955). The factory by this time had specialized in the production of wire handles. "The firm," the article noted, "emphatically does not make containers, bailwoods, nor the steel wire which it uses by the mile." And then, as if to make the point even stronger, the article further declared: "It makes one product only—the wire handles or segments of handles used on containers of all kinds."

It was this specialization that was keeping the plant and its workers (numbering between 15 and 25 depending on number of orders) going. It appears the original two-story axle grease building was not being fully utilized, being used mostly for storage and miscellaneous work. It was the one-story south wing, built in 1911, that was the heart of production (Figures 27a and 27b). "The main working area," the *Gazette* reported, "is filled with a maze of wire straightening, bending, shaping and clipping paraphernalia which defies description by the layman" (*Galena Gazette*, 18 Jan. 1955). The same, although on a smaller scale, might be said today.

More Rough Times as the Eustice Family Steps Down

In the 1960s the Galena Manufacturing Company was still in business but was not growing. It suffered more flood water damage in another serious flood, that of 1965. Their workforce was on a slow decline, with only 12 left by 1971 (*Galena Gazette*, 2 Sept. 1971). Some of the older workers were ready to retire. Palmer Eustice had given his all but wasn't getting any younger. He and the other directors decided it was time to sell the company. The buyer was H. F. McCoy, a respected businessman very active in the community and a Galena native. The Gazette's editor was happy to see the transfer of ownership: "We feel that McCoy has performed a public service for Galena in keeping this industry in the city. It looked as though we might have to go outside of town to get a buyer" (*Galena Gazette*, 2 Sept., 1971).

The first order of business was a new name, which accordingly became Galena Wire Products, Inc. They paid $19,000 for the company (Recorder's Office, Deed Book 188, p. 736). McCoy became the new president, and immediately expressed optimism about the company's future. But that didn't happen and only six years later the directors of Galena Wire Products, whose president was then William Barrett, sold their interest in the firm back to a newly incorporated Galena Manufacturing Company, Inc. (Recorder's Office, Deed Book 210, p. 44).

And then, only six months later, in June of 1978, the directors sold lots 8-10 of Block 10 to Norma J. Davis (Recorder's Office, Warranty Deed 147639). These were the lots north of the original axle grease building, and contained two large but aging, if not neglected, warehouses. (The city acquired these lots in October of 2020 and had the buildings demolished.) The company, unfortunately, was still not growing, and suffered more flood waters in 1993 (Figure 28).

The earliest building permit issued to Galena Manufacturing by City Hall is dated 2/8/1984 and was for cleaning up and rewiring the machine shop (City Hall Building Permit File for Galena Manufacturing). It involved installing a 200 amp, three-phase entrance service to the 1911 south wing. Another permit application, filed on 4/3/1984, was for a 100-amp circuit for an injection mold machine. Daniel Houy was listed as the applicant. A permit for more substantial work was filed in November of 1985. It involved the updating and repair of the only remaining warehouse, this on the north side of the original axle grease building. A new roof and new siding were approved.

By 1990, the directors of Galena Manufacturing were Gary Greene, President; Rick Heid, Secretary; Mary Wilson, Treasurer; Everett Lunning, Director; Joan Thompson, Director; and Steve Diskin, Director (Recorder's Office, State of Illinois Domestic Annual Report, No. 201569).

More substantial work—again for the wire manufacturing south wing—was to "re-cover the walls on rear of building with vinyl siding and paint red to match concrete. Build an overhang on wall and install soffit and fascia and re-tar roof." This application was dated 5/13/17 and Mike Greene signed as the applicant. While these permits were the only ones found in the city's building department files, they are all for the adjacent buildings on the north and south sides of the original 1884 axle grease building. It appears the slow decline of the original building was the work of many years of neglect by many owners as business declined and priorities changed. It no longer served the needs of changes in the company's product line and this, combined with periodic flooding, took its toll.

The Galena Axle Grease/Galena Manufacturing Co. Today

Today (2023) the workforce is down to three and only the warehouse on the north and the manufacturing wing on the south are actively being used. The historic 1884 middle section has giant holes in the roof (Figure 29) and a portion of the rear wall has collapsed (Figure 30). Long term leakage has caused rotting of much of the wooden support structure—posts, rafters, joists and flooring (Figures 31 and 32). Various "stuff" is strewn everywhere and movement anywhere is difficult if not hazardous. Interestingly, a large amount of old machines remain strewn about. Most appear to date from the nineteen teens and twenties, but some may be older, like the large vertical tanks, several of which had their footings and support beams later reinforced with concrete (Figures 33 and 34).

The exterior of the structure is literally falling apart, as can be seen in the photos. Figure 35 shows the condition in 1946, only a few years before work by the Army Corps began on the levee. Figures 36-38 show the present condition as of January, 2023.

In conclusion, there can be no doubt that the Galena Axle Grease/Galena Manufacturing Company has significant historical associations and was a player not just locally but nationally as well. There really are three identifiable periods in the history of the firm. The first and perhaps most significant was 1884-1911—the time of Samuel Frazer and a few years thereafter. This was the period of "axle grease" production and the original 1884 building. 1911 was the construction of the south wing, strictly for the production of metal cans and wire handles, along with the automatic filling and weighing machines invented by Daniel Eustice. The name change to Galena Manufacturing in 1915 represents well the change in production to containers and regular petroleum products.

This second time period lasted from about 1911 to the end of World War II, or 1945. It included incredible growth during the 1920s but significant decline during the

depression years of the 1930s, along with flooding and increased competition from elsewhere.

From the late 1940s to the present, the firm has seen a continuing decline in employment, along with product line changes. It moved to all wire-fabricated products, which entailed the name change to Galena Wire Factory, only to change back to the Galena Manufacturing name six years later. In the early 1990s, the company began production—which continues—of wire reinforcement spacers for round and box culverts. There are only two factories left in the U. S. producing these. The Galena firm's spacers are sold all over the U. S., Canada and beyond (personal communication with Mike Greene).

From a historical perspective, the story of the early years of the company is one that needs wider circulation. It has not only local but regional—if not national—significance. Frazer's "Axle Grease" was the last major lubricant prior to the introduction of good petroleum products, which soon made everything else obsolete. (Although plant-based lubricants are now making a comeback for environmental reasons.) The business records and advertising materials housed in the Galena-Jo Daviess County Historical Society archives would provide a fertile starting point for further research for anyone so inclined.

Galena has long been recognized as a major mining and steam boating boom town that flourished prior to the Civil War. It had a wealth of small industrial shops and factories including foundries, breweries, sawmills, and flouring mills. But even after the war and economic decline the town saw some of these industries continue, along with the emergence of others, including another foundry (Lemfco), the Galena Iron Works, the Bender Bridge and Iron Works, a greatly expanded Ryan packing house, and of course the Galena Axle Grease factory. The latter's product gained national name recognition because of the founder's name and his patents, despite legal wrangling between the two companies that he founded. Samuel Frazer passed away in 1899 in his brick home at the corner of Mars and Dodge (Figure 39), but like so many associated with Galena, his legacy lives on.



Figure 1. Whitefield's 1856 lithograph of Galena shows why migrants like Samuel Frazer were attracted to the city. Galena-Jo Daviess County History Museum.

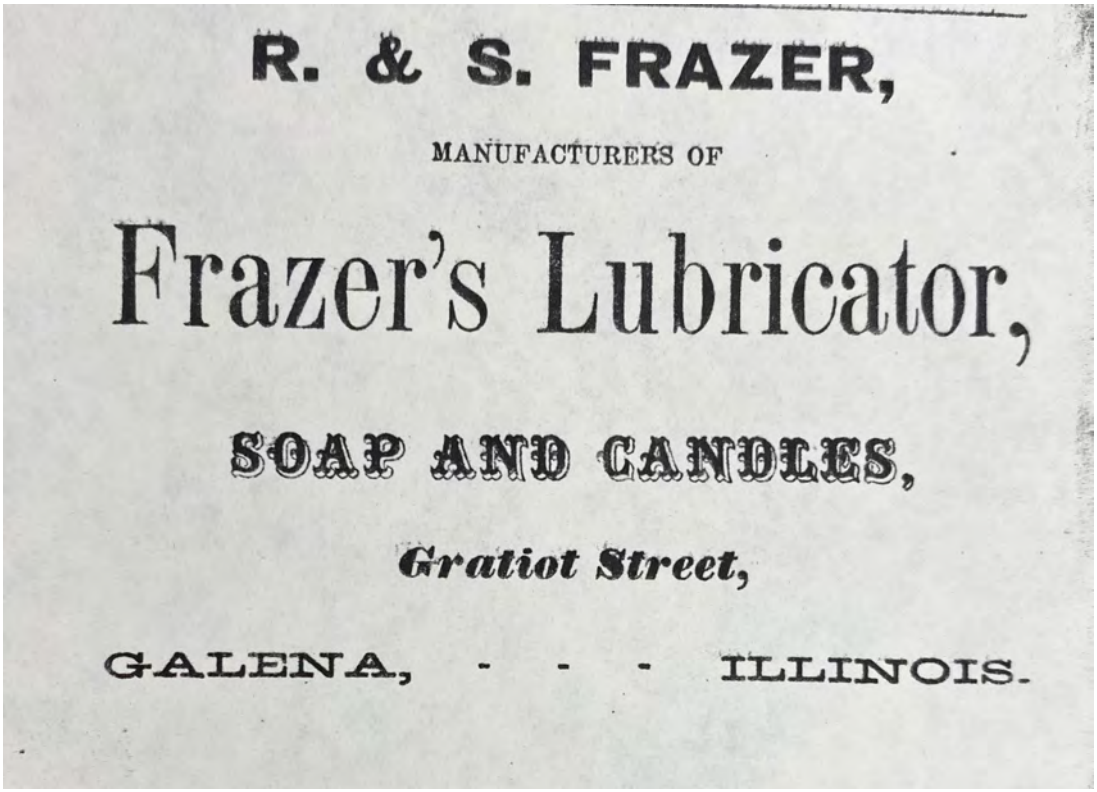


Figure 2. Ad for Frazer's new business near Hughletts' furnace (on Gratiot St., now Dewey Ave.), in the 1858-1859 City Directory.



Figure 3. Middle bldg. (513 S. Main) was second location of Frazer's Galena factory, this from 1870 to 1883. Alfred Mueller Collection.



Figure 4. Axle Grease building showing construction details (one of the few sections still in good condition). January, 2023 photo.



Figure 5. Photo of Galena Axle Grease Factory taken about 1912 (100 Monroe St.). Galena Public Library, Historical Collections Room.

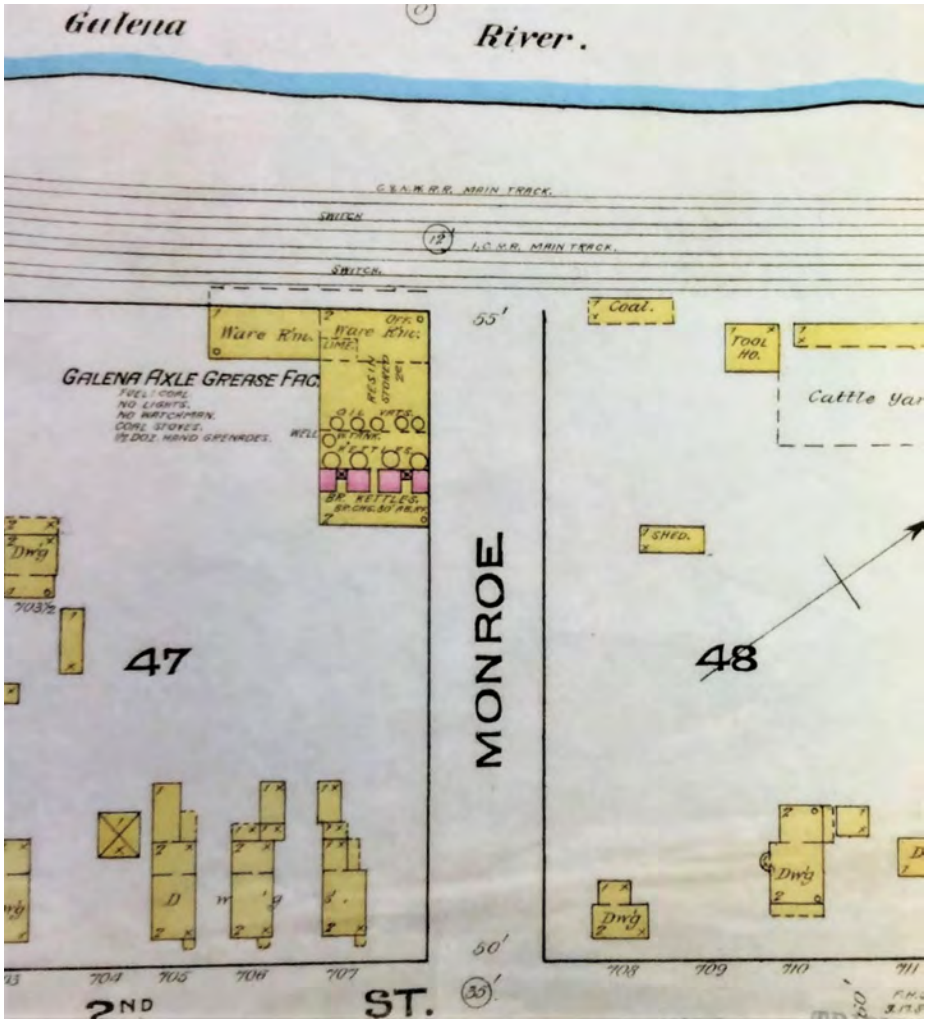


Figure 6. 1885 Sanborn Fire Insurance Map. Galena Public Library, Historical Collections Room.

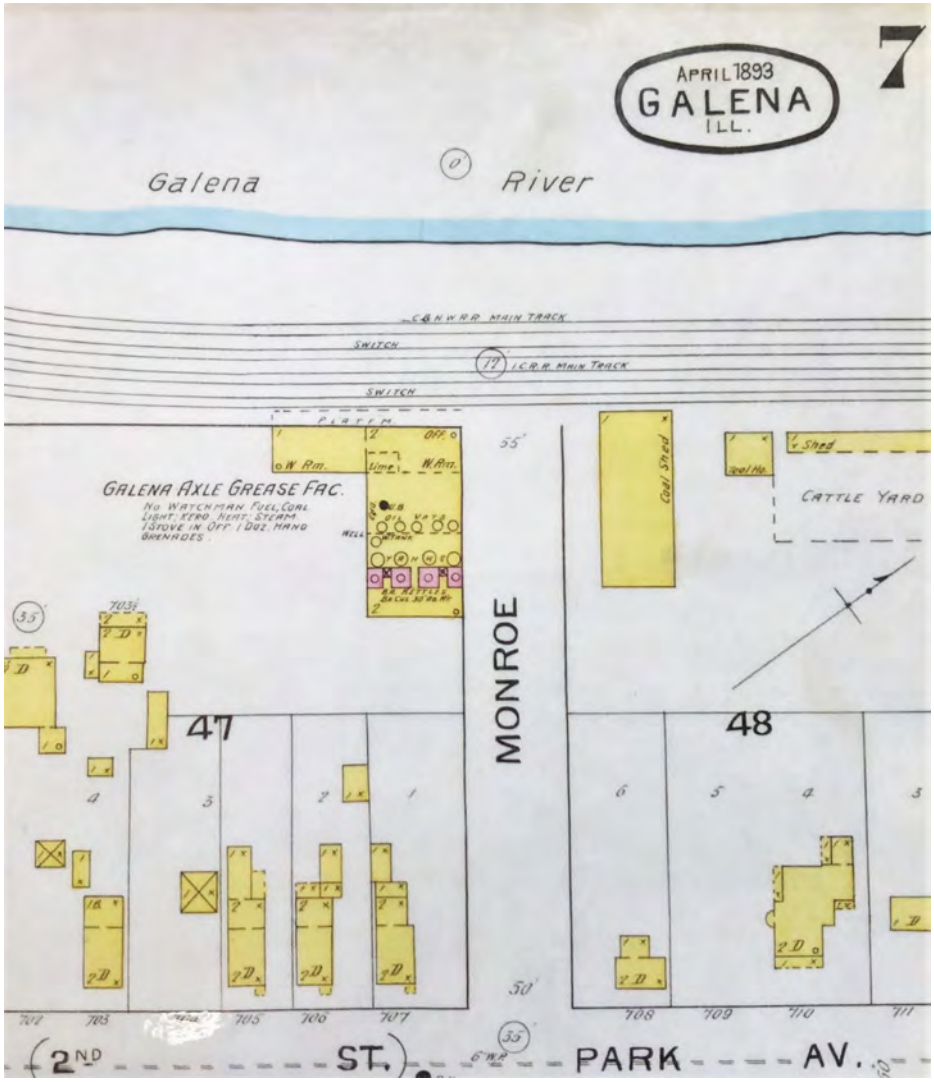


Figure 7. 1893 Sanborn Fire Insurance Map. Galena Public Library, Historical Collections Room.



Figure 9. Samuel S. Frazer about the time he became mayor of Galena, 1887-1888. Galena Public Library, Historical Collections Room.

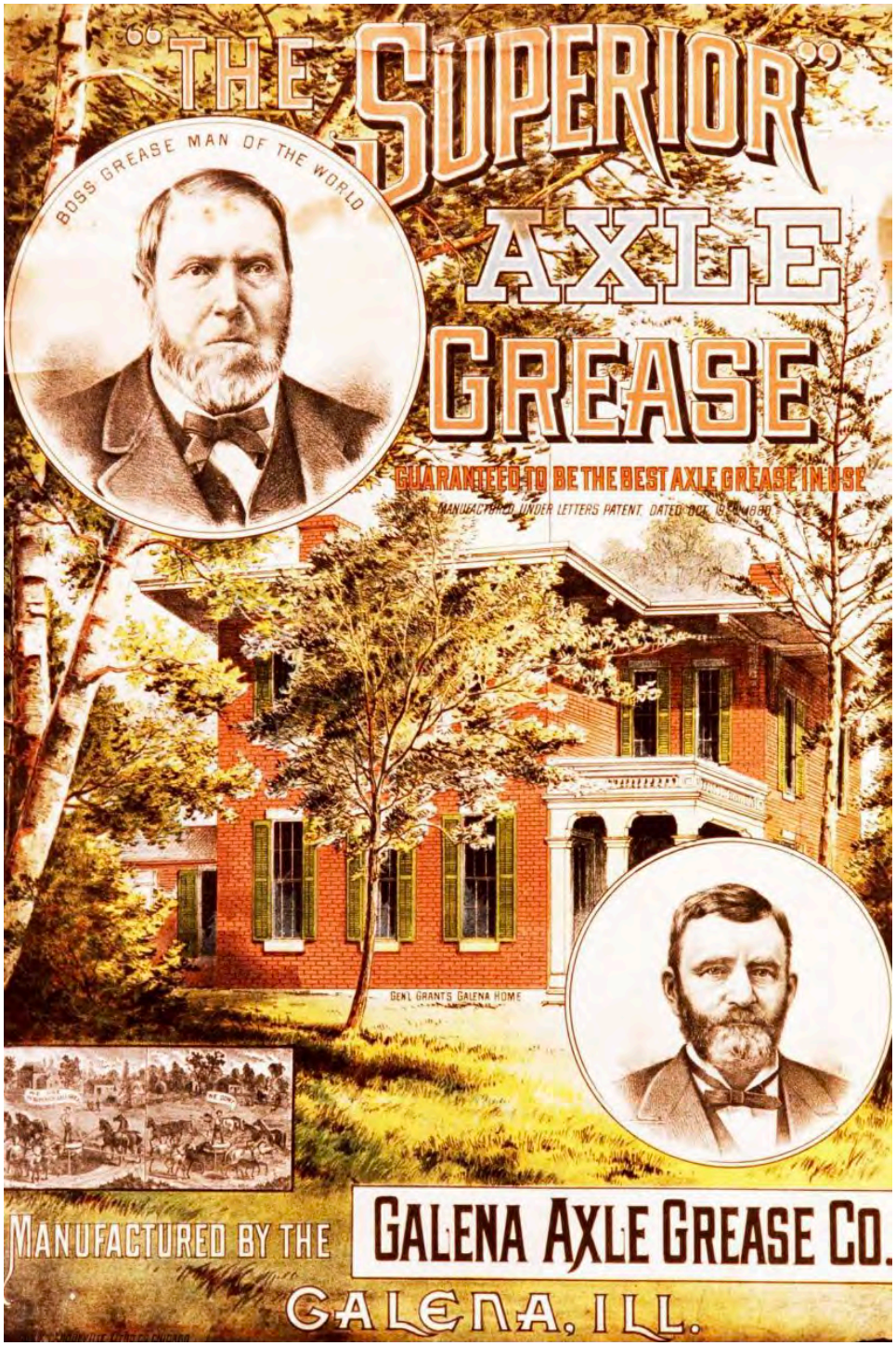


Figure 10. Superior Axle Grease poster with Boss Grease (Samuel Frazer) and U.S. Grant, c. 1890. Frazer was not shy about tapping into the Grant connection. History Museum.



Figure 12. Daniel Eustice family - Daniel, Charlotte, Alfred, Mary, Charles. Galena Public Library, Historical Collections Room.

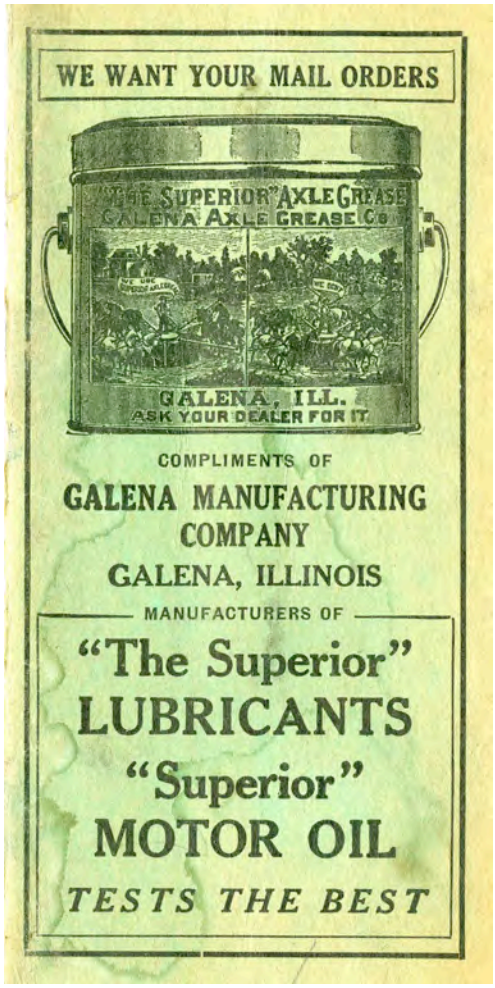


Figure 13. Galena Manufacturing card asking for mail orders. Circa 1920s. Terry Miller, State Historic Sites Office.

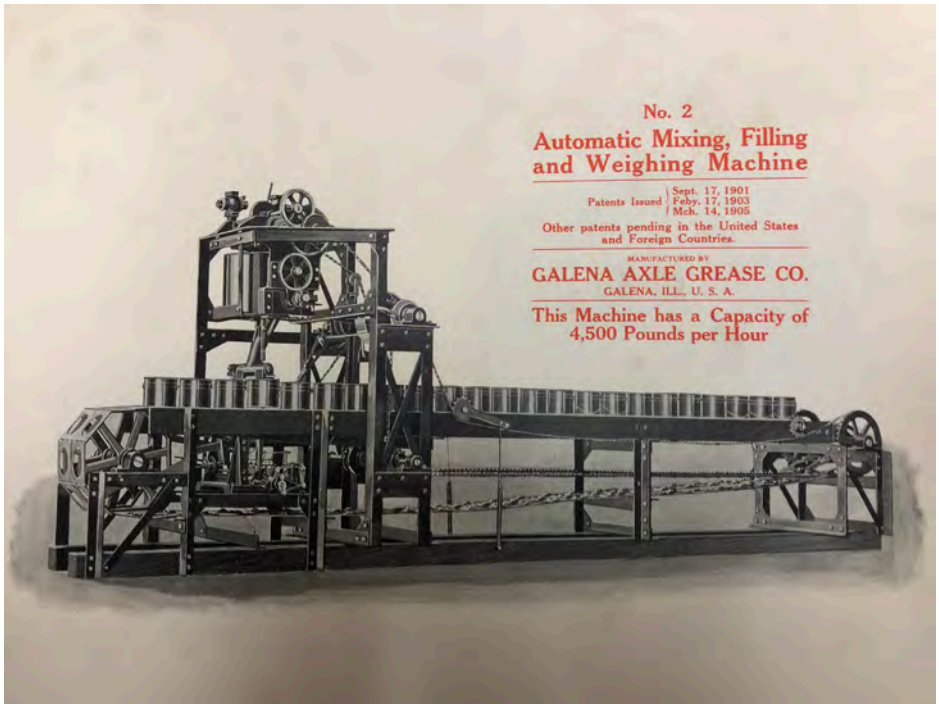


Figure 14. Galena Axle Grease Co. Patented Automatic Fixing, Filling and Weighing Machine - circa 1915. History Museum.



Figure 15. Axle Grease building interior showing mixing equipment, circa 1920s. Terry Miller, State Historic Sites Office.

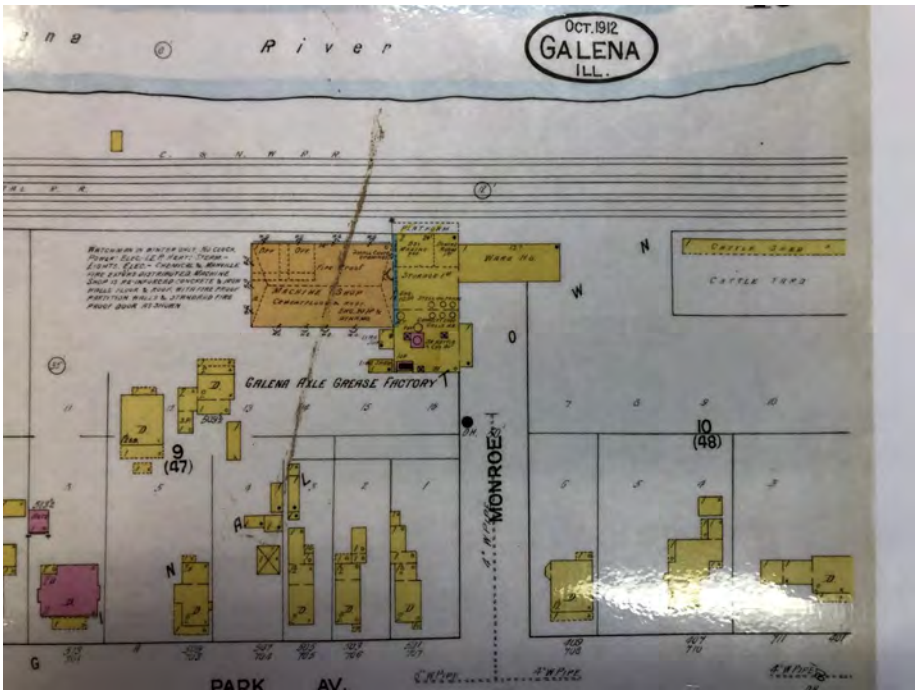


Figure 16. Sanborn Fire Insurance map for 1912 showing newly-constructed south wing still in use today. Galena Public Library, Historical Collections Room.



Figure 17. East Galena from Shot Tower Hill in 1892, showing how vulnerable riverfront businesses were to floods. Galena Axle Grease is in upper right. Alfred Mueller Collection.



Figure 18. Flood of Sept. 26, 1915 hit Galena industry hard. Galena Iron Works lost heavily in 1914, 1915 and 1916, as did the axle grease factory. *Report of Floods in the Galena River Valley* by Jeanne LeBron, 1937.

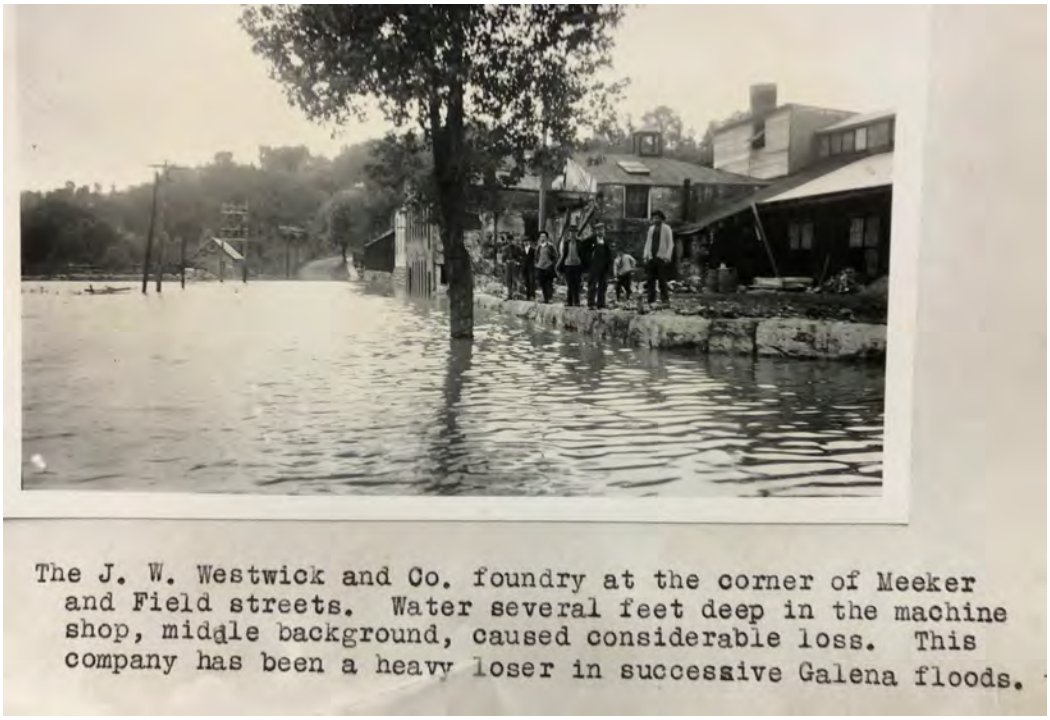


Figure 19. Floods of 1914, 1915 and 1916 all hurt Galena's flood prone industries. Westwick Foundry, Galena Iron Works, Galena Taylor Lumber, and Galena Manufacturing biggest losers. *Report of Floods…* by Jeanne LeBron, 1937.



Figure 20. Flood of 1929 shows IL Central switch bridge in foreground and Galena Manufacturing in background. *Report of Floods…* by Jeanne LeBron, 1937.

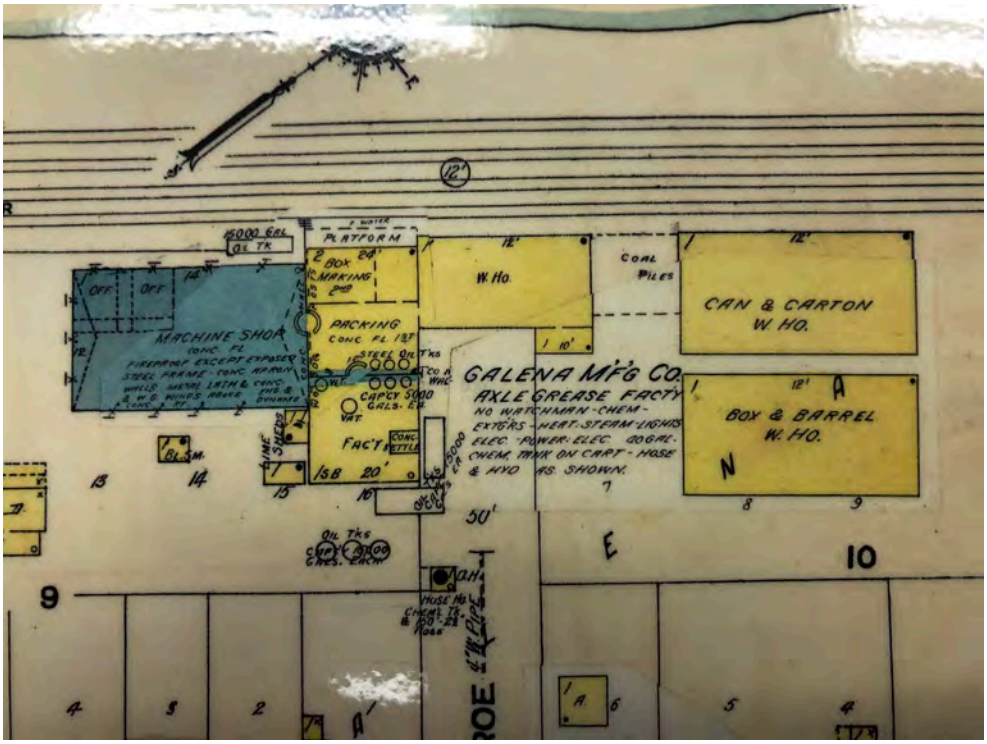
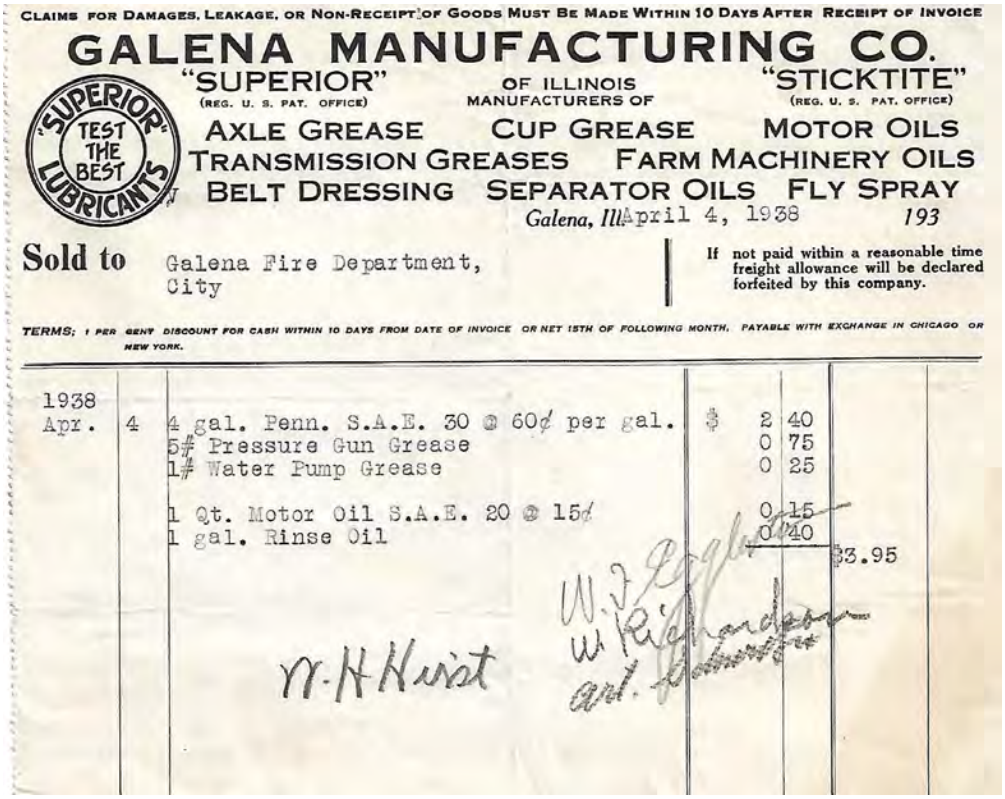


Figure 21. 1924 Sanborn Fire Insurance map. Galena Public Library, Historical Collections Room.



CLAIMS FOR DAMAGES, LEAKAGE, OR NON-RECEIPT OF GOODS MUST BE MADE WITHIN 10 DAYS AFTER RECEIPT OF INVOICE

GALENA MANUFACTURING CO.

"SUPERIOR" (REG. U. S. PAT. OFFICE) — OF ILLINOIS MANUFACTURERS OF — "STICKTITE" (REG. U. S. PAT. OFFICE)

"SUPERIOR" TEST THE BEST LUBRICANTS

AXLE GREASE · CUP GREASE · MOTOR OILS
TRANSMISSION GREASES · FARM MACHINERY OILS
BELT DRESSING · SEPARATOR OILS · FLY SPRAY

Galena, Ill April 4, 1938 193

Sold to Galena Fire Department, City

If not paid within a reasonable time freight allowance will be declared forfeited by this company.

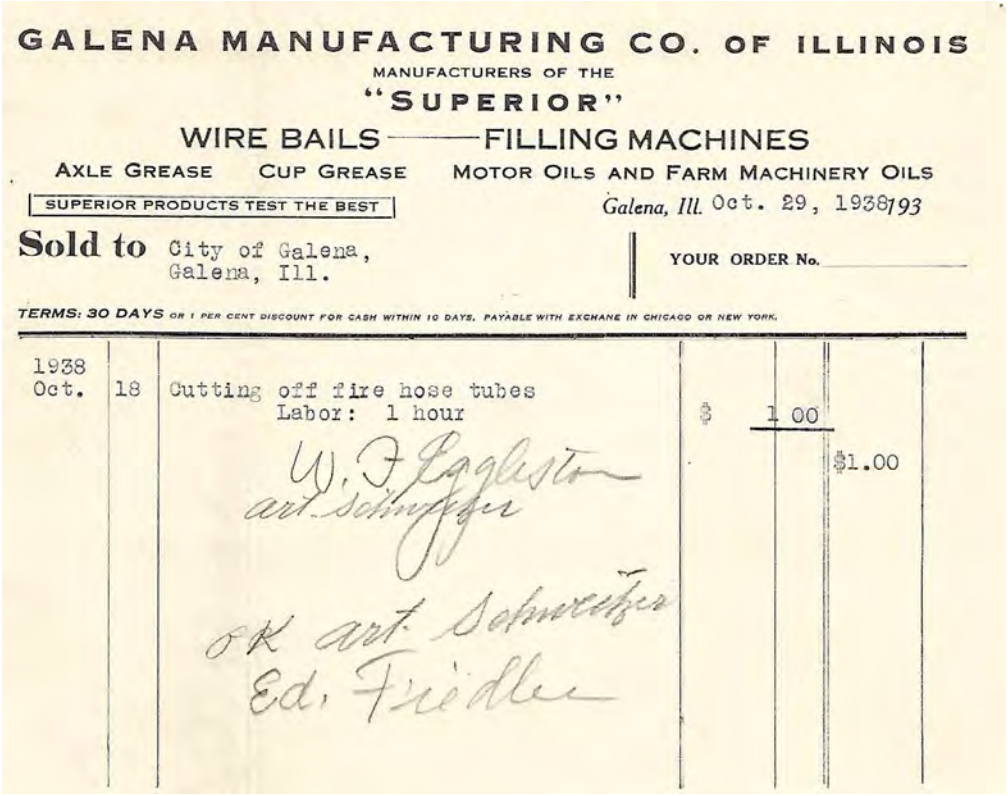
TERMS; 1 PER CENT DISCOUNT FOR CASH WITHIN 10 DAYS FROM DATE OF INVOICE OR NET 15TH OF FOLLOWING MONTH. PAYABLE WITH EXCHANGE IN CHICAGO OR NEW YORK.

1938 Apr.	4	4 gal. Penn. S.A.E. 30 @ 60¢ per gal.	$ 2 40
		5# Pressure Gun Grease	0 75
		1# Water Pump Grease	0 25
		1 Qt. Motor Oil S.A.E. 20 @ 15¢	0 15
		1 gal. Rinse Oil	0 40
			$3.95

W. H. Hurst

W. J. Eagle
W. R. Anderson
Asst. Chief

Figure 22. Invoice for Galena Fire Dept. with letterhead advertising various products, even Fly Spray. Terry Miller, State Historic Sites.



GALENA MANUFACTURING CO. OF ILLINOIS

MANUFACTURERS OF THE

"SUPERIOR"

WIRE BAILS ——— FILLING MACHINES

AXLE GREASE CUP GREASE MOTOR OILS AND FARM MACHINERY OILS

SUPERIOR PRODUCTS TEST THE BEST

Galena, Ill. Oct. 29, 1938193

Sold to City of Galena, Galena, Ill.

YOUR ORDER No. _____

TERMS: 30 DAYS OR 1 PER CENT DISCOUNT FOR CASH WITHIN 10 DAYS. PAYABLE WITH EXCHANE IN CHICAGO OR NEW YORK.

1938 Oct.	18	Cutting off fire hose tubes Labor: 1 hour	$ 1 00	$1.00

W. F. Eggleston
Art. Schnieder

OK Art. Schneider
Ed. Fiddler

Figure 23. Galena Fire Dept. charged one dollar for cutting off fire hose tubes. Letterhead advertised product lines. Terry Miller, State Historic Sites.



Figure 24. Flood of 1937, showing Commerce Street with DeSoto House Hotel on the left. Alfred Mueller Collection.



Figure 25. Flood of 1937 showing Galena Manufacturing buildings with Grant Park in lower right. Black line shows maximum extent of flood waters. *Report of Floods*…by Jeanne LeBron, 1937.



Figure 26. Galena levee in the 1980s. Galena Manufacturing center left of image. Flood protection was complete for the west side of river but marginal for the east side.



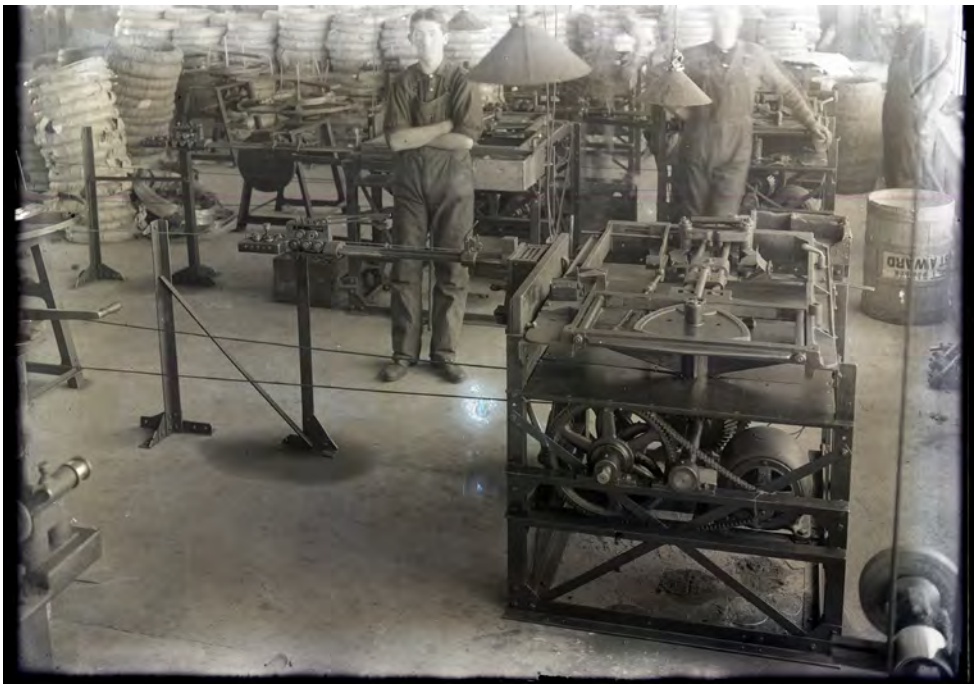


Figure 27a and 27b. Wire workers on break in the original 1884 section. Photo taken circa 1948-49 because a newspaper headline tacked to the back wall erroneously declares a Dewey win over Truman. Alfred Mueller collection. Second photo shows wire workers in the newer 1911 addition turning wire into wire handles for pails, circa 1920s. Terry Miller, State Historic Sites.



Figure 28. Galena River flood of 1993 and Galena Manufacturing Co. (Davis Warehouse closest to camera.) Original photo by Ed Ganshirt (part of Galena Public Library Collection).



Figure 29. Aerial shot of roof of orginal axle grease building (middle) as of 2022. Galena Manufacturing and City of Galena building files.



Figure 30. Original Galena Axle Grease building looking at east wall against hillside. Photo taken January, 2023.



Figure 31. Axle Grease building showing gaping holes in roof. Photo taken January, 2023.



Figure 32. Axle Grease showing condition of beams and joists. Photo taken January, 2023.



Figure 33. Back lower Level of Axle Grease looking east, showing two tanks with concrete support posts. Photo taken January, 2023.



Figure 34. Axle Grease, first floor-looking southwest. Photo taken January, 2023.

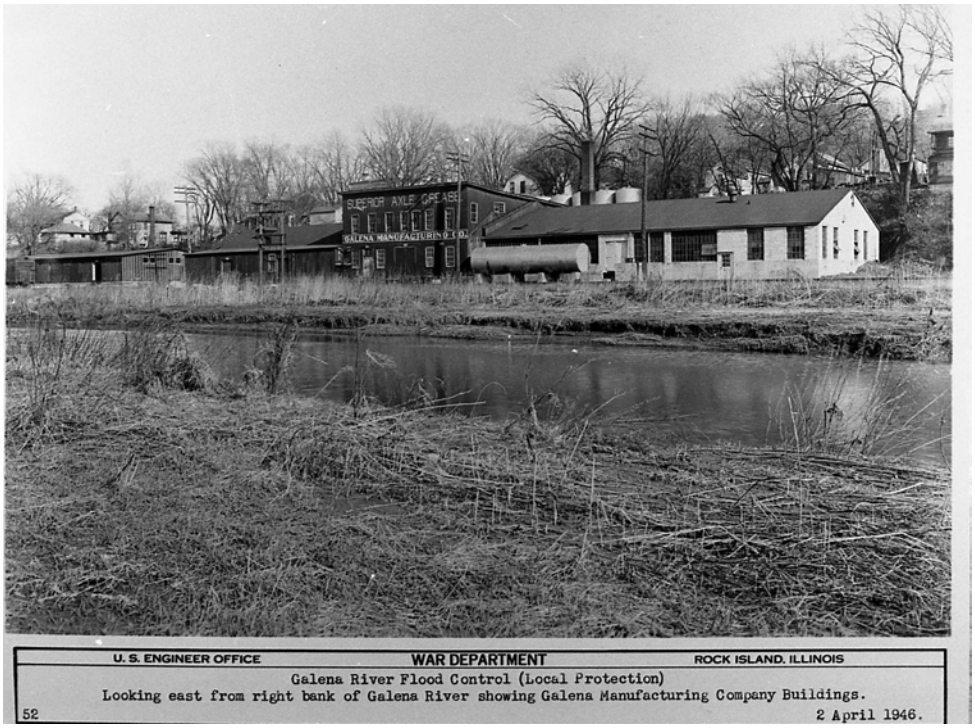


Figure 35. Galena Manufacturing buildings in 1946, as planning begins for levee construction. U. S. Army Corps of Engineers photo.



Figure 37. Galena Manufacturing looking northeast. Building on right is 1911 addition, still in use. Photo taken January, 2023.



Figure 38. Galena Manufacturing looking southwest. Building on right is warehouse. Photo taken January, 2023.



Figure 39. The home (corner of Dodge and Mars) where Samuel Frazer spent his final years. He passed away at the age of 75.

Appendix A. C. Palmer Eustice Letter to the City

"SUPERIOR" WIRE BAILS

"SUPERIOR" FILLING MACHINES

GALENA MANUFACTURING COMPANY

SUPERIOR CUT THE COST PRODUCTS

GALENA, ILLINOIS

August 6, 1940

City of Galena
Galena, Illinois

Gentlemen:

Word reached us recently of an act by representatives of the City of Galena that we can interpret only as a decidedly unfriendly gesture toward our Company. We consider the action particularly unfriendly because we tried unsuccessfully to get the facts from the officials of the City of Galena, but could get the truth of the matter only by going to the U.S. Government.

We refer to the proposed plan for flood control of the Galena River.

This spring this plan contained provision for a sea wall on both the east and the west sides of Galena River. We know this to be true because we were shown the blue print by one of the engineers. Recently, without our knowledge, the wall for the east side protecting our Company was eliminated from the plan. While the change may have been made solely by the engineers, we believe that this action was known to the officials of the City of Galena as well as to the members of the Flood Committee. So far as we know the City of Galena entered no protest, and what is worse, they did not tell us so we could enter our own protest.

There is absolutely but one answer as to what will happen when a wall is placed along one side only of a river. That answer is that the water level within the confined area will be raised above previous levels. As to the net result of this to the Galena Manufacturing Company, it means that not only we get absolutely no protection from floods, but a condition is created

GALENA MANUFACTURING COMPANY
August 6, 1940

City of Galena
.....Page 2

that inflicts upon us far greater flood damage than ever before. Even though the wall that does the damage is built by the U. S. Government, they carefully stipulate that all responsibility for this damage is to be assumed by the City of Galena.

We are certain that damage, and what is more, very great damage, will result under the present plan. For all such damage we will sue the City of Galena. If the damage proves to be as extensive as we expect, it is quite possible we would have to abandon our present location. In that event our property would become absolutely valueless and we would therefore expect to sue the City for damages equal to the full value of the abandoned property, plus costs of moving to another location.

In this connection it is interesting to note that Galena has available no other suitable industrial site above flood level and with railroad facilities. This means that any move would necessarily be out of Galena. This would be a loss to Galena in a number of ways; the loss of a good sized payroll; the loss of some citizens; increased unemployment; a reduction in purchasing power; a direct tax loss; and an indirect loss in taxes due to further shrinking of taxable values, which shrinkage already is pinching Galena financially.

It is hardly necessary to point out that such a loss to Galena would constitute just as real and just as serious a damage to the merchants of Galena as the physical damage inflicted by the waters of a flood. For this reason we believe that it is to the best interests of the entire City of Galena to co-operate with us in preventing the adoption of a scheme as unjust as the present proposal under consideration at Washington.

From time to time the City of Galena or some of its civic organizations have made commendable efforts to secure new industries for Galena. We are in hearty sympathy with such efforts, but sad to say the results have not benefitted Galena. It is not necessary to enumerate these ventures, as they are well known, and it suffices to say they were chiefly successful in fleecing the citizens of Galena of their hard earned savings.

On the other hand we present for your consideration an established concern, the Galena Manufacturing Company, with the longest record of steady and uninterrupted operations of any industrial concern in the City of Galena, and with a long record of adding to the prosperity of Galena. Incidentally, the money spent and the wages paid in Galena are not obtained from this community, for over 99% of our income is brought into Galena from outside of Jo Daviess County.

GALENA MANUFACTURING COMPANY
August 6, 1940

City of Galena
.....Page 3

In return for the privilege of helping support Galena we have asked practically nothing, and received practically nothing, not even good streets for access to our plant.

However, there is one thing we do definitely demand, and that is a square deal from the City of Galena. For the City of Galena to permit the erection of a wall on the west bank of Galena River, throwing all of the flood waters into our plant, is decidedly not a square deal, and constitutes a potential danger which can only result in damages for which we will hold the City of Galena strictly accountable.

It therefore lies with the City of Galena to decide whether they are willing to assume the risk of heavy damage suits, or whether they are willing to go to half as much effort to retain an established industry as they would to attempt to secure a new and uncertain industry.

Very truly yours,

GALENA MANUFACTURING COMPANY

C. P. Eustice

President

CPE/RET

Ball State University

Center for Historic Preservation
Survey of the City of Galena, Illinois

March 2010

Street Address: 100 Monroe St.	**City:** Galena	**County:** Jo Daviess	**Local Tax ID Number:**
Common Property Name: Barn	**Historic Property Name:** Barn		

National Register Listed? ☐No ☐Non-Contributing in a NR District ☐Yes – Individual Listing (see back) ☒Contributing in a District (see back) ☐NHL (see back)

Determination: ☒Contributing ☐Non-Contributing	**Architect and/or Builder (if known):**	**Approx. Date(s) of Construction:** c. 1900

Current Function: ☐Residential ☐Commercial ☐Government ☐Vacant ☒Other: Agriculture

Historic Function: ☐Residential ☐Commercial ☐Government ☐Vacant ☒Other: Agriculture

Category: ☒Building ☐Structure ☐Object ☐Site ☐Landscape

Condition: ☐Excellent ☒Good ☐Fair ☐Deteriorated ☐Ruins

Integrity: ☐Unaltered ☒Slightly Altered ☐Severely Altered ☐Moved

Stories: ☐1 ☐1 ½ ☒2 ☐2 ½ ☐3 ☐Other:

Style(s)/Type: ☐Single-Pen ☐Double-Pen ☐Hall-and-Parlor ☐Central Passage ☐Gable-front ☐Double-Pile ☐Federal ☐Greek Revival ☐Gothic Revival ☐Italianate ☐2nd Empire ☐Queen Anne ☐Queen Anne Cottage ☐NeoClassical ☐Craftsman ☐American Foursquare ☐Prairie ☐California Bungalow ☐Side-gabled Bungalow ☐Western Bungalow ☐Dormer-Front Bungalow ☐Colonial Revival ☐Tudor Revival ☐Pueblo Revival ☐Minimal Traditional ☐Art Deco ☐Art Moderne ☐Tract Ranch ☐Traditional Ranch ☐Minimal Ranch ☐Massed Ranch ☐Split-Level ☐Shed ☐Neo-Eclectic ☐Neo-Victorian ☐Neo-Craftsman ☐Neo-Mansard ☐One-/Two-Part Commercial Block ☐Parapet-Front ☐19th/20th Century Functional ☐Pole Barn ☒Frame Barn – Type: ☐Other:

Plan: ☐Square ☐Rectangular ☐L-Plan ☐T-Plan ☐H-Plan ☒Other

Appendages: ☐Dormers ☐Tower ☐Cupola ☐Dome ☐Bay Window ☐Other:

Roof Shape: ☒Side-Gable ☐Front-Gable ☐Cross-Gable ☐Gambrel ☐Shed ☐Saltbox ☐Hipped ☐Cross-Hipped ☐Mansard ☐Deck ☒Flat ☐Other:

Roof Materials: ☐Asphalt Shingles ☐Clay Tile ☐Wood ☐Slate ☒Metal ☐Membrane ☐Not Visible ☐Other:

Other Roof Features:

Window Type(s)/Features: ☐Fixed ☒Double- or Single-Hung ☐Casement ☐Sliding ☐Hopper ☐Awning ☐Louver ☐Palladian ☐Ribbon ☐Chicago/Picture ☐Storefront ☐Segmental Arch ☐Round Arch ☐Pointed Arch ☐Tudor Arch ☐Transoms ☐Hood Molding /Crowns ☐Molding Around Windows ☐Other:

Window Lights: ☐1/1 ☐2/1 ☐3/1 ☒2/2 ☐6/6 ☐6/9 ☐9/6 ☐9/9 ☒Other: 6-lite

Window Age: ☒Original or Historic ☐Contemporary

Window Material: ☒Wood ☐Aluminum ☐Vinyl ☐Other Metal

Door Type(s): ☐Glazed ☒Unglazed ☐Paneled ☐Batten ☐Flush ☐Recessed Entry ☒Other Door Type: barn

Door Surround Details: ☐Transom ☐Sidelights ☐Fanlight ☐Pilasters ☐Pediment/Broken Pediment ☐Molding Around Door ☐Other Surround Details:

Door Age: ☒Original or Historic ☐Contemporary

Door Material: ☒Wood ☐Vinyl ☐Glass ☐Aluminum ☐Other Metal

Wall Material(s): ☐Brick ☐Limestone ☐Poured Concrete ☐Concrete Block ☐Ornamental Concrete Block ☐Terra Cotta ☐Glazed Brick ☐Metal Tiles ☐Porcelain Tiles ☐Glass ☒Wood Clapboards/Siding ☐Asbestos Siding ☐Asphalt Siding ☐Stucco ☐Aluminum Siding ☐Vertical Metal Siding ☐Vinyl Siding ☐Other:

Foundation Material(s): ☐Limestone ☐Brick ☐Ornamental Concrete Block ☐Concrete Block ☐Concrete Slab ☒Not Visible ☐Other:

Porch Roof: ☐Half-Hipped ☐Deck ☐Shed ☐Front-Gable ☐Extension of Main Roof ☐Other:

Porch Height/Plan: ☐L-Inset ☐Less than Full-Height Entry ☐Full-Height Entry ☐Full-Width, One-Story ☐Full-Width, Two- or More Stories ☐Wrap ☐Enclosed ☐Other:

Porch Supports: ☐Classical ☐Chamfered ☐Square ☐Turned Spindles ☐Heavy Squared Piers ☐Piers with Slanted Sides ☐Ironwork ☐Other:

Porch Material(s): ☐Brick ☐Wood ☐Limestone ☐Poured Concrete ☐Ornamental Concrete Block ☐Concrete Block ☐Other:

Porch Age: ☐Original or Historic ☐Contemporary

Decorative Features: ☐Quoins ☐Decorated Verge Boards ☐Spindlework ☐Belt Course ☐Pilasters ☐Wall Surface Pattern ☐Dentils ☐Modillions ☐Cornice Molding ☐Panels Along Cornice ☐Cornice Returns ☐Cornice Brackets ☐Brick Corbelling/Decorative Brickwork ☐Faux Half-Timbering ☐Roof-line Balustrade ☐Porch Balustrade ☐Tracery ☐Window Grilles ☐Molding Over/Around Windows or Doors ☐False Exposed Gable Ends ☐Other:

Additional Comments (if needed): Address not definite – not photographed / 2 barns on property

Name of Surveyor:

National Register of Historic Places Status: ☐NHL ☐Individual Listing ☒District Listing – District Name: Galena HD			
Multiple Property Listing? ☐No ☐Yes – Name of Multiple Property Listing:			
Certification Date: 1969	**Significant Criteria:** ☐A (Events) ☐B (Persons) ☒C (Architecture) ☐D (Potential to Provide Information)		
Date(s) of Significance:	**# Contributing Resources:**	**# Non-Contributing Resources:**	**Approximate Acreage:**
Area(s) of Significance: ☒Agriculture ☒Architecture ☐Art ☐Commerce ☐Communications ☐Community Planning ☐Conservation ☐Economics ☐Education ☐Engineering ☐Entertainment/Recreation ☐Health/Medicine ☐Industry ☐Invention ☐Landscape Architecture ☐Law ☐Literature ☐Maritime History ☐Military ☐Performing Arts ☐Philosophy ☐Politics ☐Religion ☐Science ☐Social History ☐Transportation ☐Other:			

Additional Information: Contribute to NHL District, 1820 - 1900

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036

MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Mark Moran, City Administrator

DATE: June 6, 2024

RE: 403 S. Main Street

At the May 28 meeting, the city council voted to reject all bids for the renovation of the building at 403 S. Main Street. The low bid of $531,000 was considerably higher than the $275,000 budgeted for the project. During the discussion, there were several options mentioned about what to do with the property. I am writing to present the following options for your consideration:

1. Modify some aspects of the construction plans and rebid the project with the goal of reducing the cost. This approach could produce some savings, but it may be difficult to achieve substantial savings without compromising the scope and quality of the project. Under any scenario, the conversion to public restrooms will require gutting the interior and installing all new plumbing, electric, heating, and cooling.

2. Sell the property as is. The sale would include the building and the grounds.

3. Sell the building only and retain the parking lot for public use. This would require a professional survey to legally describe the two parcels.

4. Seek bids to remove the building and use the entire lot for public parking. The building does not qualify as a historic structure based on its construction date. This approach would include costs for demolition and for creating new parking and landscaping.

If the decision is to sell the property, the state statute provides three options for completing the sale. Each option require a resolution declaring the intent and method of the sale as well as a professional appraisal to establish the fair market value. The options are:

1. Sale of the property conducted by City staff. This would involve establishing a minimum bid value, advertisement, and a deadline for bids.

2. Listing the property with a local licensed real estate agency. In this case, the law requires the terms of the agent's compensation be included in the resolution. This option would require selecting the agency and working with the agency to establish the asking price based on the appraisal and the market. Offers could be presented to the city council in executive session with the final sale decision being made in open session.

3. By public auction. This option would require publishing the auction date and establishing a minimum bid. The City Attorney or a third party could conduct the auction.

With each option, the property cannot be sold for less than 80% of the appraised value. The final decision to sell to a particular buyer must be approved by not less than five votes of the city council and mayor.

For your information, the City paid $200,000 for the property in December of 2022. An additional $29,760 was spent on architectural services to design and bid the restroom project.

I look forward to your discussion and direction on this topic. Please feel free to contact me with any questions.

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
ACCESS SYSTEMS LEASING (120766)							
ACH 366116	1	Invoice	COPIES MADE	05/21/2024	490.38		01.13.579.00
ACH 366116	2	Invoice	SUPPLY SHIPPING CHAR	05/21/2024	5.00		01.13.579.00
Total ACCESS SYSTEMS LEASING (120766):					495.38		
AGHL LAW (121088)							
28768	1	Invoice	LEGAL EXPENSES	05/06/2024	1,891.50		01.11.549.00
Total AGHL LAW (121088):					1,891.50		
AT & T (LOCAL) (103)							
060124	1	Invoice	ADMINISTRATION/PHON	06/01/2024	3,635.66		01.13.552.00
Total AT & T (LOCAL) (103):					3,635.66		
AT&T MOBILITY (121036)							
28731195315	1	Invoice	HOT SPOTS FOR SQUAD	05/25/2024	427.53		01.21.532.00
Total AT&T MOBILITY (121036):					427.53		
AUDUBON COUNCIL OF ILLINOIS (121296)							
052824	1	Invoice	BIRD CITY APPLICATION	05/28/2024	200.00		01.11.929.01
Total AUDUBON COUNCIL OF ILLINOIS (121296):					200.00		
BLOOMS & PLUMES (121064)							
050124	1	Invoice	DOWNTOWN FLOWER B	05/01/2024	1,200.00		01.11.929.01
Total BLOOMS & PLUMES (121064):					1,200.00		
C & N EMBROIDERY AND SUCH (120832)							
2592	1	Invoice	UNIFORMS	06/04/2024	32.00		59.55.691.04
Total C & N EMBROIDERY AND SUCH (120832):					32.00		
CAPITAL ONE (120950)							
ACH 060124	1	Invoice	OFFICE SUPPLIES	06/01/2024	146.50		01.21.651.00
ACH 060124	2	Invoice	CLOTHING/T. BUSSAN	06/01/2024	140.84		01.41.579.02
ACH 060124	3	Invoice	CLOTHIING/R. MONTGO	06/01/2024	65.94		01.41.579.02
ACH 060124	4	Invoice	CLOTHING/B. KAMMES	06/01/2024	19.92		01.41.579.02
ACH 060124	5	Invoice	SHOP	06/01/2024	173.22		01.41.652.00
ACH 060124	6	Invoice	PRESSURE WASHER	06/01/2024	476.95		01.41.653.00
Total CAPITAL ONE (120950):					1,023.37		
CIVIC SYSTEMS, LLC (865)							
CVC24805	1	Invoice	SOFTWARE SUPPORT	05/22/2024	325.00		13.44.532.00
Total CIVIC SYSTEMS, LLC (865):					325.00		
CMD SECURITY SOLUTIONS (120830)							
247-32275	1	Invoice	ALARM MONITORING	02/28/2024	36.99		01.13.552.00
247-33487	1	Invoice	ALARM MONITORING	05/28/2024	36.99		01.13.552.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total CMD SECURITY SOLUTIONS (120830):					73.98		
COLE'S TREE SERVICE (121205)							
1270	1	Invoice	WEST ST & MEEKER ST	05/17/2024	2,700.00		01.41.517.02
Total COLE'S TREE SERVICE (121205):					2,700.00		
CORE-MARK MIDCONTINENT, INC. (120473)							
1589921	1	Invoice	CONCESSION SUPPLIES	05/21/2024	2,283.58		59.55.652.05
1602166	1	Invoice	CONCESSION SUPPLIES	05/28/2024	1,398.75		59.55.652.05
1614934	1	Invoice	CONCESSION SUPPLIES	06/04/2024	1,998.67		59.55.652.05
Total CORE-MARK MIDCONTINENT, INC. (120473):					5,681.00		
DECKER SUPPLY CO., INC. (867)							
928159	1	Invoice	RESTROOM SIGN	05/21/2024	43.48		01.41.652.04
Total DECKER SUPPLY CO., INC. (867):					43.48		
DMASWA (120782)							
1089985	1	Invoice	GLASS RECYCLING	05/16/2024	108.00		13.44.540.06
1092150	1	Invoice	GLASS RECYCLING	05/30/2024	131.10		13.44.540.06
Total DMASWA (120782):					239.10		
DUBUQUE HOSE & HYDRAULICS (183)							
816232	1	Invoice	BOSCH HAMMER DRILL	06/03/2024	169.00		01.41.653.00
Total DUBUQUE HOSE & HYDRAULICS (183):					169.00		
EAGLES CLUB F.O.E. 952 (118943)							
060124	1	Invoice	CAMERA MOUNT LEASE	06/01/2024	365.00		01.21.815.09
Total EAGLES CLUB F.O.E. 952 (118943):					365.00		
ENGLE PLUMBING (120873)							
5625	1	Invoice	PLUMBING	05/24/2024	148.58		59.55.511.01
Total ENGLE PLUMBING (120873):					148.58		
GALENA FOOD PANTRY (121204)							
060124	1	Invoice	GALENA FOOD PANTRY	06/01/2024	100.00		01.11.929.01
Total GALENA FOOD PANTRY (121204):					100.00		
GASSER @ GALENA (24)							
060124	1	Invoice	MISC. SUPPLIES	06/01/2024	140.79		01.41.517.02
060124	2	Invoice	MISC. SUPPLIES	06/01/2024	198.72		01.41.652.00
060124	3	Invoice	MISC. SUPPLIES	06/01/2024	118.81		01.41.653.00
060124	4	Invoice	MISC. SUPPLIES	06/01/2024	44.98		01.45.651.01
060124	5	Invoice	MISC. SUPPLIES	06/01/2024	188.98		17.52.652.00
060124	6	Invoice	MISC. SUPPLIES	06/01/2024	33.20		22.22.611.00
060124	7	Invoice	MISC. SUPPLIES	06/01/2024	11.69		58.54.654.01

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
060124	8	Invoice	MISC. SUPPLIES	06/01/2024	123.41		59.55.511.01
060124	9	Invoice	MISC. SUPPLIES	06/01/2024	270.78		59.55.511.02
060124	10	Invoice	MISC. SUPPLIES	06/01/2024	61.18		59.55.654.00
Total GASSER @ GALENA (24):					1,192.54		
GLOBAL REACH INTERNET PROD. (119792)							
139463	1	Invoice	WEBSITE CHANGES/HOS	06/01/2024	463.00		01.13.512.05
Total GLOBAL REACH INTERNET PROD. (119792):					463.00		
GUY'S TRUCK & TRACTOR SERVICE (119033)							
G-49522	1	Invoice	1935 SEAGRAVE	05/09/2024	256.16		22.22.655.00
Total GUY'S TRUCK & TRACTOR SERVICE (119033):					256.16		
HALSTEAD, MARY L. (119966)							
061024	1	Invoice	CITY HALL JANITOR	06/10/2024	428.50		01.13.511.07
061024	2	Invoice	PUBLIC RESTROOMS AT	06/10/2024	400.00		01.13.511.08
061024	3	Invoice	PARKS RESTROOMS	06/10/2024	1,152.00		17.52.511.00
061024	4	Invoice	MARKET HOUSE RESTR	06/10/2024	400.00		01.13.511.09
Total HALSTEAD, MARY L. (119966):					2,380.50		
HEFEL, ERIC (119720)							
060124	1	Invoice	UNIFORMS/E. HEFEL	06/01/2024	155.51		01.21.471.15
Total HEFEL, ERIC (119720):					155.51		
HOLLAND HEATING, AIR COND (99)							
53933	1	Invoice	BUILDING MAINTENANC	05/17/2024	7,313.00		01.21.511.00
Total HOLLAND HEATING, AIR COND (99):					7,313.00		
J & R SUPPLY INCORPORATED (951)							
2404868	1	Invoice	PUMP ROOM	05/06/2024	498.00		59.55.511.01
2405051	1	Invoice	SUMMIT STREET	05/06/2024	880.00		01.41.614.05
2405055	1	Invoice	HYDRANT AT GARAGE	05/06/2024	75.00		01.41.511.00
2405216	1	Invoice	OUTSIDE HYDRANT	05/17/2024	47.64		01.41.511.00
2405419	1	Invoice	WEST ST. TUBE	05/28/2024	531.00		01.41.514.05
Total J & R SUPPLY INCORPORATED (951):					2,031.64		
KUHN, BRIAN (236)							
061024	1	Invoice	INSURANCE REIMB RETI	06/10/2024	332.53		78.32.464.02
Total KUHN, BRIAN (236):					332.53		
LAWLOR, SCOTT (121295)							
060124	1	Invoice	CAMERA MOUNT LEASE	06/01/2024	240.00		01.21.815.09
Total LAWLOR, SCOTT (121295):					240.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
LAWSON PRODUCTS, INC. (627)							
9311549884	1	Invoice	LINERS	05/17/2024	279.51		17.52.652.00
9311549884	2	Invoice	DRILL BITS	05/17/2024	215.70		01.41.653.00
Total LAWSON PRODUCTS, INC. (627):					495.21		
LEWIS, CHRISTOPHER A. (748)							
ACH 061024	1	Invoice	MEDICARE REIMBURSE	06/10/2024	174.70		78.32.464.02
Total LEWIS, CHRISTOPHER A. (748):					174.70		
LIME ROCK SPRINGS CO (PEPSI) (663)							
2038634	1	Invoice	CONCESSION SUPPLIES	05/23/2024	1,281.72		59.55.652.05
Total LIME ROCK SPRINGS CO (PEPSI) (663):					1,281.72		
LOCKSMITH EXPRESS (105)							
172572	1	Invoice	SUPPLIES	05/28/2024	10.00		59.55.511.02
Total LOCKSMITH EXPRESS (105):					10.00		
MENARDS (280)							
31996	1	Invoice	SUPPLIES	05/26/2024	185.80		59.55.511.02
Total MENARDS (280):					185.80		
MIKE & NICK SPROULE CONSTRUCTION (118877)							
20820	1	Invoice	HELLMAN WALL PROJEC	05/20/2024	9,672.00		01.41.863.20
Total MIKE & NICK SPROULE CONSTRUCTION (118877):					9,672.00		
MILL CREEK REPAIR (121271)							
051424	1	Invoice	PUMP REPAIR	05/14/2024	83.50		01.41.614.05
Total MILL CREEK REPAIR (121271):					83.50		
NACK, RICHARDSON & NACK (120897)							
ACH 061024	1	Invoice	ADMIN/LEGAL	06/10/2024	3,593.48		01.11.411.00
ACH 061024	2	Invoice	ZONING - LEGAL FEES	06/10/2024	762.25		01.16.411.00
ACH 061024	3	Invoice	POLICE - LEGAL FEES	06/10/2024	544.47		01.21.411.00
ACH 061024	4	Invoice	BUILDING - LEGAL FEES	06/10/2024	544.47		01.46.411.00
ACH 061024	5	Invoice	STIPEND 05.01.24	06/10/2024	631.00		01.11.411.02
Total NACK, RICHARDSON & NACK (120897):					6,075.67		
O'HERRON CO.INC., RAY (548)							
2344759	1	Invoice	UNIFORMS/A. FORTH	05/22/2024	170.97		01.21.471.15
Total O'HERRON CO.INC., RAY (548):					170.97		
OPTISIGNS, INC. (121292)							
ED478EC9-0	2	Adjustmen	CONCESSION SIGN	05/15/2024	69.23-		59.55.553.00
ED478EC9-0	2	Adjustmen	CONCESSION SIGN	05/15/2024	120.00-		59.55.553.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total OPTISIGNS, INC. (121292):					189.23-		
PETTY CASH/POLICE DEPT. (163)							
060424	1	Invoice	SQUAD 1 CAR WASH	06/04/2024	11.00		01.21.513.06
Total PETTY CASH/POLICE DEPT. (163):					11.00		
QUADIENT FINANCE USA, INC. (120811)							
ACH 052224	1	Invoice	POSTAGE	05/22/2024	500.00		01.13.551.00
Total QUADIENT FINANCE USA, INC. (120811):					500.00		
RICK'S SALES & SERVICE (121206)							
32799	1	Invoice	MAINTENANCE	05/02/2024	125.75		17.52.514.00
33038	1	Invoice	TRIMMER LINE	05/28/2024	32.39		17.52.652.00
Total RICK'S SALES & SERVICE (121206):					158.14		
RUNDE AUTO GROUP (120009)							
022024	1	Invoice	NEW TRUCK	02/20/2024	39,870.00		01.41.840.01
Total RUNDE AUTO GROUP (120009):					39,870.00		
SCHONHOFF, PAULA (119452)							
053024	1	Invoice	SUPPLIES	05/30/2024	14.45		59.55.511.02
Total SCHONHOFF, PAULA (119452):					14.45		
SLOAN IMPLEMENT (119196)							
042324	1	Invoice	X-758	04/23/2024	12,400.00		17.52.830.01
050224	1	Invoice	BLOWER	05/02/2024	2,790.00		17.52.830.01
060124	1	Invoice	ROTARY CUTTER	06/01/2024	9,400.00		01.41.860.01
Total SLOAN IMPLEMENT (119196):					24,590.00		
SPEAR CORPORATION (120532)							
327155	1	Invoice	PUMP ROOM	05/17/2024	1,129.79		59.55.511.01
327206	1	Invoice	PUMP ROOM	05/21/2024	708.38		59.55.511.01
327350	1	Invoice	PUMP ROOM	05/28/2024	1,400.00		59.55.511.01
327389	1	Invoice	PUMP ROOM	05/29/2024	157.00		59.55.511.01
327500	1	Invoice	CHEMICALS	05/31/2024	534.00		59.55.656.00
Total SPEAR CORPORATION (120532):					3,929.17		
TECHNOLOGY MANAGEMENT REV FUND (120601)							
T2426037	1	Invoice	IN-SQUAD COMPUTERS	05/13/2024	132.81		01.21.542.00
Total TECHNOLOGY MANAGEMENT REV FUND (120601):					132.81		
TELEGRAPH HERALD (118921)							
392633	1	Invoice	HELP WANTED AD	05/11/2024	125.00		01.21.565.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total TELEGRAPH HERALD (118921):					125.00		
TRI-STATE PORTA POTTY, INC. (908)							
21249	1	Invoice	PORTA POTTY/PARKS	05/29/2024	910.00		17.52.579.01
21391	1	Invoice	TRAINING CENTER PORT	05/29/2024	95.00		22.22.840.05
Total TRI-STATE PORTA POTTY, INC. (908):					1,005.00		
US CELLULAR (92)							
060124	1	Invoice	MORAN/CELLPHONE	06/01/2024	23.00		01.261.0
060124	2	Invoice	POLICE/CELL PHONES	06/01/2024	38.34		01.21.552.01
060124	3	Invoice	POOL IPADS	06/01/2024	71.64		59.55.552.00
060124	4	Invoice	POOL PHONE	06/01/2024	89.61		59.55.552.00
060124	5	Invoice	ADMIN/CELL PHONE	06/01/2024	24.45		01.11.552.00
Total US CELLULAR (92):					247.04		
WESTEMEIER, GERALD (186)							
874421	1	Invoice	WALK BRIDGE FLAGS	06/03/2024	332.24		01.41.614.04
Total WESTEMEIER, GERALD (186):					332.24		
WEX BANK (119104)							
ACH 053124	1	Invoice	PUBLIC WORKS-GAS	05/31/2024	1,417.10		01.41.655.00
ACH 053124	2	Invoice	POLICE-GAS	05/31/2024	1,921.54		01.21.655.00
ACH 053124	3	Invoice	BUILDING-GAS	05/31/2024	60.09		01.46.655.00
ACH 053124	4	Invoice	FIRE-GAS	05/31/2024	105.77		22.22.655.00
Total WEX BANK (119104):					3,504.50		
WHITE CONSTRUCTION CO., INC. (119359)							
060124	1	Invoice	PUBLIC WORKS JANITOR	06/01/2024	152.00		01.41.511.01
Total WHITE CONSTRUCTION CO., INC. (119359):					152.00		
WHITE, KAREN (120266)							
061024	1	Invoice	POLICE DEPARTMENT JA	06/10/2024	433.50		01.21.511.01
Total WHITE, KAREN (120266):					433.50		
WK DEVELOPMENT (121294)							
060124	1	Invoice	CAMERA MOUNT LEASE	06/01/2024	730.00		01.21.815.09
Total WK DEVELOPMENT (121294):					730.00		
YETT, ANTHONY (119270)							
060124	1	Invoice	INVESTIGATIONS	06/01/2024	45.85		01.21.652.03
Total YETT, ANTHONY (119270):					45.85		
ZARNOTH BRUSH WORKS INC. (212)							
0198251	1	Invoice	BROOMS	05/21/2024	358.00		01.41.613.11

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total ZARNOTH BRUSH WORKS INC. (212):					358.00		
Grand Totals:					127,214.50		

Report GL Period Summary

Vendor number hash:	5791654
Vendor number hash - split:	7719179
Total number of invoices:	72
Total number of transactions:	102

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	127,214.50	127,214.50
Grand Totals:	127,214.50	127,214.50