

CITY OF
GALESBURG
ILLINOIS

January 20, 2026

City Council Agenda



55 W. TOMPKINS STREET
GALESBURG, IL 61401
WWW.CI.GALESBURG.IL.US



CITY OF
GALESBURG
ILLINOIS



City Council Meeting Agenda

City Council Chambers

January 20, 2026

6:00 p.m.	Roll Call	Pledge of Allegiance
		Invocation
	Approve	Minutes from January 5, 2025
		Public Comment
		Consent Agenda #2026-02
26-2000	Resolution	Supplementary Motor Fuel Tax Resolution for 2026 Street Sealcoating
26-3000	Bid	2026 Phosphate Inhibitor
26-3001	Bid	2026 Gas Chlorine
26-6000	Approve	Appointment Memo, Airport Advisory Commission
26-8001	Bills and Advance Checks	Approval and Warrants Drawn in Payment of Same

[Passage of Ordinances and Resolutions](#)

26-1000	Ordinance	Stop Intersections Designation at North Street for Highland Avenue and Marston Avenue (Final Reading)
26-1001	Ordinance	Prohibit Parking Along East side of Willard Street from Fifer Street to Yates Street during School Hours (First Reading)
26-2001	Resolution	Support of Federal-State Partnership for Intercity Passenger Rail (FSP) Grant

[Bids, Petitions and Communications](#)

26-3002	Bid	Demolition of 363 East South Street
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[City Manager's Report](#)

January 2026 Traffic Advisory Committee Report

Miscellaneous Business (Agreements, Approvals, Etc.)

26-4004	Approve	Redeveloper Agreement with Judy's Kitchen, LLC – 51 North Prairie Street
26-4005	Approve	Agreement with Western Illinois Regional Council (WIRC) for Administration of Storm Sewer Grant

Town Business

26-9001	Approve	Bills
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Closing Comments

Adjournment



CITY COUNCIL MEETING
City Manager's Report
January 20, 2026

CONSENT AGENDA #2026-02

Item 26-2000 Supplementary Motor Fuel Tax Resolution for 2026 Street Sealcoating

Staff recommend approval of a Supplemental Motor Fuel Tax (MFT) Maintenance Resolution to authorize street maintenance activities for the 2026 calendar year. The Illinois Department of Transportation now requires that all maintenance work funded by MFT for a given year be approved under a single maintenance resolution. City Council previously approved and IDOT authorized an MFT maintenance resolution totaling \$405,000 for 2026 fill materials, including salt, concrete, asphalt, gravel, and patch mix. The City also plans to complete sealcoating work in the southwest section of the City, which was not included in the original resolution and has not yet been approved by IDOT. The supplemental resolution adds \$300,000 for the 2026 Sealcoat Streets program. This amount is included in the approved 2026 MFT budget. The sealcoating project will be advertised and bid this spring and brought to City Council for award at a future meeting. Funding is available in the Motor Fuel Tax Fund (Fund 11).

Item 26-3000 2026 Phosphate Inhibitor

Staff recommend waiving normal purchasing policies and approving the purchase of phosphate inhibitor from Hawkins, Inc. at a cost of \$0.6699 per pound. The Water Division is required by the Illinois Environmental Protection Agency to use a phosphate inhibitor for corrosion control of lead and copper in the drinking water system. Since a comprehensive corrosion study in 2016, the City has used Hawkins LPC-132, a 90% orthophosphate / 10% polyphosphate blend, which has proven effective in reducing lead and copper levels. IEPA regulations have since become more stringent, and changing to a different proprietary chemical blend would require a new, costly, and time-consuming corrosion study, along with additional permitting and monitoring. Based on the continued effectiveness of the current product and regulatory considerations, staff recommend continuing with Hawkins LPC-132. Pricing has decreased from \$0.708 per pound in 2024 to \$0.6699 per pound in 2025. Sufficient funds are available in the Water Division budget (Fund 61).

26-3001 2026 Gas Chlorine

Staff recommend approval of the bid from Alexander Chemical Corporation of LaPorte, Indiana, in the amount of \$1,710.00 per ton for the 2026 annual supply of gas chlorine for the Water Division. The City annually bids this chemical, which is used at the Oquawka plant and delivered in one-ton cylinders. The bid was advertised in the Galesburg Register-Mail, posted on the City's website, and distributed to multiple chemical suppliers. Three vendors submitted bids, with Alexander Chemical Corporation providing the lowest and best bid. Pricing history for the past five years was reviewed for comparison, and staff note that gas chlorine prices fluctuate annually

based on market demand and availability. Funds for this purchase are included in the Water Division's approved budget (Fund 61).

26-6000 Appointment Memo, Airport Advisory Commission

The Mayor submits for City Council consideration the reappointment of three members to the Airport Advisory Commission. The terms of David Carlton, Ken Springer, and Phillip Wolford would now be scheduled to expire in September 2028. Approval of these reappointments will allow the commission to maintain continuity and ongoing advisory support for airport operations and planning.

Item 26-8001 Bills

Bills and advanced checks are submitted for approval. All purchases are made in accordance with purchasing policies, with bids over \$25,000.00 utilizing the competitive bid process and approved individually by the City Council.

ORDINANCES AND RESOLUTIONS

Item 26-1000 Stop Intersection Designations at North Street for Highland Avenue and Marston Avenue (Final Reading)

Staff recommend approval of an Ordinance to designate Highland Avenue at North Street and Marston Avenue at North Street as stop intersections. This request was made to ensure consistency with other side streets along North Street, as there are currently no traffic control devices at these locations. The Traffic Advisory Committee reviewed the proposal and recommended installing stop signs at both intersections, taking into account sightline obstructions and the desire for uniformity in the area. The cost for manufacturing and installing the stop signs is \$150. The project will be funded through the City's Gas Tax Fund (Fund 14), which has sufficient funds allocated for traffic control work.

Item 26-1001 Prohibit Parking Along East side of Willard Street from Fifer Street to Yates Street during School Hours (First Reading)

Staff recommend approval of an ordinance prohibiting parking on the east side of Willard Street from Fifer Street to Yates Street during school hours. The Traffic Advisory Committee reviewed concerns regarding congestion during peak school times, as Willard Street is 27 feet wide and allows parking on both sides, which reduces traffic flow to one lane when fully parked. A resident parking survey showed majority support for restricting parking during school hours. Because the school is located on the west side of the street, limiting parking on the east side would reduce street crossings and improve safety for students and parents. The ordinance would prohibit parking on the east side of Willard Street between 8:00 a.m. and 4:30 p.m. on school days. Funds for required "No Parking" signage are available in the City Gas Tax Fund (Fund 14).

Item 26-2001 Support of Federal-State Partnership for Intercity Passenger Rail (FSP) Grant

Staff recommend approval of a resolution supporting and committing local funds for an application to the Federal-State Partnership for Intercity Passenger Rail Program for a planning study near the Amtrak station, including the South Street railroad underpass. Following positive feedback on the federal grant application submitted for this project last year, the City has expanded the current scope to include preliminary engineering and a full environmental assessment. While this increases the cost for this phase of the project, integrating these required

elements now will streamline future development and lower expenses for the project in subsequent phases. The grant would fund planning activities only, such as evaluating alternatives, conceptual design, environmental analysis, public and stakeholder engagement, cost estimates, and preliminary engineering. Improvements to be studied include closing the Mulberry Street crossing, replacing the South Street underpass to eliminate height restrictions, realigning the underpass with South Street, modifying the Seminary Street intersection, and adding pedestrian and bicycle accommodations to improve safety. The planning study is estimated to cost \$3,650,000, with 80% covered by the grant, if awarded. The remaining 20% local match will be split equally between the City and BNSF with the City's portion of \$365,000 will be funded through the Utility Tax Fund (Fund 59).

BIDS, PETITIONS AND COMMUNICATIONS

Item 26-3002 Demolition of 363 East South Street

Staff recommend awarding the bid for demolition and site clean-up of the commercial building located at 363 East South Street to Lockwood Excavating & Construction Inc. of Galesburg in the amount of \$26,000. The City has completed the necessary steps to acquire the property, and staff have determined the structure is not economically feasible to rehabilitate. Demolition is recommended to support future redevelopment of the vacant and underutilized site. The bid was advertised in the Galesburg Register-Mail, posted on the City's website, and distributed to known demolition contractors. Three bids were received, with Lockwood Excavating & Construction Inc. submitting the lowest and best bid. Staff reviewed the proposal and confirmed the costs are reasonable based on the scope of work. Funding for this project is available through TIF IV (Fund 49).

CITY MANAGER'S REPORT

Traffic Advisory Committee Report, January 2026

MISCELLANEOUS BUSINESS (Agreements, Approvals, Etc.)

Item 26-4004 Redeveloper Agreement with Judy's Kitchen, LLC – 51 North Prairie Street

Staff recommend approval of a Redeveloper Agreement with Judy's Kitchen LLC for the property at 51 North Prairie Street. The project would renovate approximately 94 square feet of existing seating into a commercial-grade kitchen configured for pancake production and open-kitchen demonstrations. The renovation is expected to create 5–7 full-time and 6–8 part-time positions. The total project cost is estimated at \$118,542.65, with the owner financing a portion and requesting a Tax Increment Financing (TIF) incentive not to exceed \$17,781.40 to cover the remaining costs, including first-floor kitchen installation and awning replacement. Located within the TIF IV Redevelopment Area, the project is expected to be substantially completed by April 30, 2026, and is anticipated to increase foot traffic and tourist interest in the downtown area. Funding for the TIF incentive is available in the TIF IV Redevelopment Fund (Fund 49).

Item 26-4005 Agreement with Western Illinois Regional Council (WIRC) for Administration of Storm Sewer Grant

Staff recommend approval of an agreement with Western Illinois Regional Council (WIRC) for grant administration assistance for a storm sewer rehabilitation project near South Street and Monmouth Boulevard. The City was awarded \$986,200 in Community Development Block Grant–Public Infrastructure funds from the Illinois Department of Commerce & Economic Opportunity

to rehabilitate approximately 700 feet of deteriorated brick and stone storm sewer in the southwest section of the City. WIRC, which assisted with the grant application, will provide administrative support to ensure compliance with grant requirements. Their costs will be paid from the grant funds. The project will improve stormwater infrastructure and address failing sewer sections. Funding for WIRC's services is available in the Grant Fund (Fund 13) and will be reimbursed through the grant.

TOWN BUSINESS

Item 26-9001 Town Bills

Respectfully submitted,

Eric Hanson
City Manager

Galesburg City Council Regular Meeting
City Council Chambers
55 West Tompkins Street, Galesburg, Illinois
January 5, 2026
6:00 p.m.

Called to order by Mayor Schwartzman at 6:00 p.m.

Roll Call #1: Present: Mayor Peter Schwartzman, Council Members Angelica Mangieri, Wendel Hunigan, Dwight White, Heather Acerra, Greg Saul, and Steve Cheesman, 7. Assistant City Manager Cathy St. George, City Attorney Dan Alcorn, and City Clerk Kelli Bennewitz. Vacant: Council Member, Ward 3, following the resignation of Council Member Evan Miller, effective December 31, 2025.

Mayor Schwartzman declared a quorum present.

The Pledge of Allegiance was recited.

A moment of silence was observed in lieu of an invocation.

Council Member Saul moved, seconded by Council Member Acerra, to approve the minutes of the City Council's regular meeting from December 15, 2025.

Roll Call #2:

Ayes: Council Members Mangieri, Hunigan, White, Acerra, Saul, and Cheesman, 6.

Nays: None

Absent: None

Chairman declared the motion carried.

PUBLIC COMMENT

Pastor Andrew Jowers, president of the United in the Community Alliance of Galesburg, addressed the Council, and expressed his excitement about attending the first Council meeting of the year after a period of absence during which he returned to school full-time. He referenced a *U.S. News and World Report* article on Galesburg that stated that the minority student population in District 205 was 50% and that 72% of these minority students were economically disadvantaged. Pastor Jowers stated he is committed to literacy and helping ensure that children in our community are literate. He publicly shared his email address, andyjowers@yahoo.com, inviting anyone who wishes to see children learn to contact him. He believes that everyone deserves a quality education, and that it would elevate the entire community. He also thanked former Council Member Miller for his service and commended the current Council Members for the significant time and effort their service requires.

CONSENT AGENDA #2026-01

All matters listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion.

26-4000

Approve the property tax assessment freeze program for historic, owner-occupied residences.

26-4001

Approve a one-year contractual agreement with Assured Partners to provide risk management consulting and insurance brokerage services for the City in the amount of \$35,000 for 2026.

26-8000

Approve bills in the amount of \$542,685.95 and advance checks in the amount of \$2,779,522.97.

Council Member Acerra moved, seconded by Council Member White, to approve Consent Agenda 2026-01.

Roll Call #3:

Ayes: Council Members Mangieri, Hunigan, White, Acerra, Saul, and Cheesman, 6.

Nays: None

Absent: None

Chairman declared the motion carried by omnibus vote.

PASSAGE OF ORDINANCES AND RESOLUTIONS

26-1000

Ordinance on first reading amending Appendix E of Chapter 76 of the Galesburg Municipal Code by designating stop intersections at Highland Avenue at North Street and Marston Avenue at North Street.

BIDS, PETITIONS, AND COMMUNICATIONS

CITY MANAGER'S REPORT

- The December 2025 Traffic Advisory Committee Report is available for review.
- Applications are now being accepted for the City's local housing assistance repair program. Assistant City Manager St. George noted that the program, launched in 2022, has already supported over 100 home repair projects. Following the Council's approval in December, the program has been expanded to include single family renter-occupied homes and offers increased funding for eligible exterior and interior projects. Detailed information is available on the Community Development pages of the city's website, and a comprehensive press release regarding the program will be issued tomorrow.

MISCELLANEOUS BUSINESS (AGREEMENTS, APPROVALS, ETC.)

26-4002

Council Member Cheesman moved, seconded by Council Member White, to approve the initiation of the demolition process on the following properties:

- 334 N. Chambers Street (Residence)
- 900 Monmouth Boulevard (Residence & Detached Garage)
- 63 Sumner Street (Residence)
- 272 South Pearl Street (Residence & Garage)
- 742 Phillips Street (Detached Garage)
- 39 South Chambers Street (Duplex)
- 559 North Cherry Street (Residence & Detached Garage)

Roll Call #4:

Ayes: Council Members Mangieri, Hunigan, White, Acerra, Saul, and Cheesman, 6.

Nays: None

Absent: None

Chairman declared the motion carried.

26-4003

Council Member Saul moved, seconded by Council Member Acerra, to waive normal purchasing policies and approve a five-year lease agreement with Enterprise Fleet Management for fourteen vehicles at a cost of \$144,658.

Roll Call #5:

Ayes: Council Members Mangieri, Hunigan, White, Acerra, Saul, and Cheesman, 6.

Nays: None

Absent: None

Chairman declared the motion carried.

Council Member Saul moved, seconded by Council Member Cheesman, to sit as the Town Board. The motion carried.

TOWN BUSINESS

26-9000

Trustee White moved, seconded by Trustee Acerra, to approve Town bills and warrants to be drawn in payment of same.

Fund Title	Amount
Town Fund	\$449.31
General Assistance Fund	\$9,063.10
IMRF Fund	
Social Security/Medicare Fund	\$4,546.35
Liability Fund	
Audit Fund	
Total	\$14,058.76

Roll Call #6:

Ayes: Trustees Mangieri, Hunigan, White, Acerra, Saul, and Cheesman, 6.

Nays: None

Absent: None

Chairman declared the motion carried.

Trustee White moved, seconded by Trustee Saul, to resume as the City Council. The motion carried.

CLOSING COMMENTS

Council Member White wished everyone a Happy New Year and a successful 2026. He also posed a trivia question to the community, asking if anyone knew the Galesburg resident who received a full scholarship to Harvard.

Council Member Acerra commended the City's excellent public safety personnel, especially in light of the recent fire on Lincoln Street. She also thanked staff's continuous efforts to find ways to optimize community experiences, specifically noting initiatives to help residents improve their homes with various grants and the potential program for individuals interested in restoring historic homes. She feels that these efforts represent a continued investment in the community. Council Member Acerra stated that she looks forward to serving for another year and wished everyone a Happy New Year.

Council Member Saul also thanked staff for broadening the program to include renters, allowing them to make repairs to their apartments. He also wished everyone a happy New Year and a belated Merry Christmas.

Council Member Cheesman addressed the City's housing efforts, also noting his support for the housing program and the difficult but necessary process of demolishing unsafe, neglected properties. He explained that unfortunately, these are individuals who have not done anything to their properties or taken the proper steps to try to repair it, and the City has to continue to make these areas safe as well as appealing.

Council Member Cheesman reiterated his appreciation for the community's volunteers and nonprofit organizations. He stated that these groups lend much to our community through a variety of essential services, including help for those in need, entertainment, and senior services. He specifically acknowledged organizations like the Orpheum Theater, Discovery Depot Children's Museum, Skate Palace, and the Civic Art Center. He also expressed his excitement for the new year, and acknowledged the Council's commitment to addressing various priorities, including the economy, infrastructure, beautification and improving citizen services, such as potentially establishing a community center. He urged residents with an idea, concern, or any issue to contact him directly as he feels that this is his most important job, serving as the essential link between the citizens and the City to help find solutions and answers to their situations.

Council Member Mangieri brought up the issue of food waste and scarcity, a focus of her work in the food justice and sustainability field. She shared her recent discovery of the “Too Good To Go” app, which helps prevent food from going to waste. The app allows businesses to sell surplus food at significantly reduced prices and she’s aware that Cornucopia and Pizza Ranch have already been using it for nearly a year. She encouraged citizens to suggest the app to their favorite local restaurants, grocery stores, and other businesses. Enrollment for businesses is free, with a minimal transaction fee on sales, but much lower than services like Door Dash. She noted that the effort to keep food out of landfills is critical because a July 2025 EPA report indicated that the Knox County landfill has only a few years of capacity remaining, requiring the County to start planning for expansion or a new location. She feels that saving food and directing it to people who need or want it is a positive outcome and asked the community for help in spreading the word to businesses.

Council Member Hunigan stated his support for the All Star Sports Academy, which includes the Skate Palace, managed by Michael Spinks. He believes this organization is rapidly filling the role of a de facto Boys and Girls Club for the community, a vital youth resource that has been missing for at least a decade. Boys and Girls Clubs provide safe, positive environments for youth after school and during summers, offering structured programs in academics, health and wellness, and leadership, while encouraging attendance at colleges and trade schools. He believes the All Star Sports Academy shares this mission of service to the poor and underprivileged, serving up to 75 children daily.

Council Member Hunigan stated that the Academy is centrally located on East Knox Street, near two large apartment complexes, making it accessible to many children on the east side of town. It operates as a 501(c)(3) charitable organization with an advisory board of 13 members representing diverse community segments. He noted that it is more than a skating rink, as it functions as a civic/community center for various youth activities. He added that the organization has already sought funding from various sources, including the Knox County Board, since the need to expand to meet community needs and ensure its survival. Without a dependable cash flow from private and public sources, sustaining its many services to participants is doubtful. He believes that if the community supports the YMCA, an organization with a nationwide presence, it should also support the All Star Sports Academy. This organization exists because one person saw a challenge and created a much-needed solution.

Mayor Schwartzman stated his optimism for Galesburg and is looking forward to 2026. He noted that several long-term initiatives, some started years ago, are anticipated to come to fruition within the next six to eight months. He encouraged residents to remain invested and engaged. He also cautioned everyone about the anticipation of more cold months ahead and reminded the public to be careful and thoughtful.

The Mayor also pointed out that Knox College's classes have just resumed, with many students now walking around the downtown area, and asked the community to be mindful of this as well.

Council Member White announced details for the upcoming MLK breakfast, stating that the event will take place on January 19th at 7:00 a.m. at Ascent Church. The guest speaker will be DeAndre Henderson, a former high school teacher who once taught at GHS North. Mr. Henderson is a vice principal in Rantoul, has been recognized as one of “40 Under 40” in Champaign, and is also his great-nephew. He encouraged everyone to attend and support the event, noting that it serves as a fundraiser to provide scholarships for young people.

There being no further business, Council Member Saul moved, seconded by Council Member Acerra, to adjourn the regular meeting at 6:29 p.m.

Roll Call #7:

Ayes: Council Members Mangieri, Hunigan, White, Acerra, Saul, and Cheesman, 6.

Nays: None

Absent: None

Chairman declared the motion carried.

Peter D. Mayor Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk



26-2000

City Council Meeting

Agenda Item Overview

January 20, 2026

AGENDA ITEM: Supplemental Motor Fuel Tax (MFT) Maintenance Resolution for street maintenance for the 2026 calendar year.

SUMMARY RECOMMENDATION: The City Manager, Director of Public Works, and City Engineer recommend approval of the Supplemental Motor Fuel Tax Resolution for street maintenance for the 2026 calendar year.

BACKGROUND: The first step with the Illinois Department of Transportation (IDOT) for authorization of maintenance work using MFT funds is an MFT Resolution. IDOT now requires that all maintenance work using MFT funds for a calendar year be approved under one MFT maintenance resolution. City Council previously approved MFT maintenance resolutions for the 2026 fill materials that the City uses to purchase salt, concrete, hot mix asphalt, gravel, and high-performance patch mix. IDOT has processed and approved the MFT maintenance resolution in the amount of \$405,000 for the 2026 fill materials. It is also planned to perform sealcoating work in the southwest section of the City. Therefore, to follow the new requirements, a supplemental resolution is required for the 2026 Sealcoat Streets work that IDOT has yet to approve.

Included in the supplemental resolution is an additional \$300,000 for sealcoating work primarily in the southwest section of the City. The total amount of the Supplemental MFT maintenance resolution is \$300,000. This was included and approved in the 2026 Motor Fuel Tax budget. The 2026 Sealcoat Streets project will be advertised and bid out this Spring and brought to City Council for approval at a future meeting. Staff recommends approval of the supplemental resolution.

BUDGET IMPACT: There are sufficient funds budgeted for this work in the 2026 budget from the MFT Fund (Fund 11).

SUPPORTING DOCUMENTS:

1. Supplemental MFT Maintenance Resolution

**Illinois Department
of Transportation****Resolution for Maintenance
Under the Illinois Highway Code**

District	County	Resolution Number	Resolution Type	Section Number
4	Knox		Supplemental	26-00000-00-GM

BE IT RESOLVED, by the Council of the City of
Governing Body Type Local Public Agency Type
Galesburg Illinois that there is hereby appropriated the sum of three hundred
Name of Local Public Agency
thousand and 00/100----- Dollars (\$300,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from

01/01/26 to 12/31/26
Beginning Date Ending Date

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City of Galesburg
Local Public Agency Type Name of Local Public Agency
 shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Kelli Bennewitz City Clerk in and for said City
Name of Clerk Local Public Agency Type Local Public Agency Type
 of Galesburg in the State of Illinois, and keeper of the records and files thereof, as
Name of Local Public Agency
 provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

Council of Galesburg at a meeting held on 01/20/26
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 20th day of January, 2026
Day Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date
 Department of Transportation



26-3000

City Council Meeting

Agenda Item Overview

January 20, 2026

AGENDA ITEM: Approve the purchase of phosphate inhibitor.

SUMMARY RECOMMENDATION: The City Manager, Director of Public Works, Water Superintendent and Purchasing Agent recommend the City Council waive normal purchasing policies and approve the purchase of phosphate inhibitor from Hawkins, Inc. at a cost of \$0.6699 per pound.

BACKGROUND: As required by the Illinois Environmental Protection Agency (IEPA), the Water Division must treat the drinking water with a phosphate inhibitor for corrosion control of lead and copper. Since the last comprehensive corrosion study in 2016, the Water Division has been using the Hawkins LPC-132 phosphate inhibitor with a chemical blend of 90% orthophosphate / 10% polyphosphate.

Since the last comprehensive corrosion study, the IEPA's regulations have evolved to become more rigorous due to the slight differences in each company's propriety blend requiring a more thorough inspection of the phosphate inhibitor even though the main components of the chemical fall may into the requested 90/10 blend currently used by the Water Division. Prior to a different product being introduced into the drinking water, a comprehensive corrosion study is required to determine if the new proprietary chemical blend will achieve the required results to continue to lower the levels of lead and copper in the drinking water. According to the IEPA, this process can be lengthy and expensive, and result in either rejecting the company's product or processing a special exception permit to be issued in order to use the new phosphate inhibitor in the drinking water. Once the new product has been introduced, additional water sample testing is required for a period of time to ensure the lead and copper levels remain below the required levels established by the IEPA.

The phosphate inhibitor supplied by Hawkins Inc has proven to be very effective in lowering the lead and copper levels in the drinking water. Based on the continued success of the chemical blend, staff recommend the continued use of Hawkins LPC-132.

For price comparison, phosphate deliveries by Hawkins Inc in 2025 were \$0.6699 per pound and in 2024 were \$0.708 per pound.

BUDGET IMPACT: The Water Division (61) has sufficient funds in their budget for this purchase.

SUPPORTING DOCUMENTS: None



26-3001

City Council Meeting

Agenda Item Overview

January 20, 2026

AGENDA ITEM: Bid recommendation, 2026 annual supply of gas chlorine.

SUMMARY RECOMMENDATION: The City Manager, Director of Public Works, Water Superintendent, and Purchasing Agent recommend the City Council approve the bid from Alexander Chemical Corporation, LaPorte, IN in the amount of \$1,710.00 per ton for gas chlorine for purchases in 2026.

BACKGROUND: The City of Galesburg annually bids out the yearly supply of gas chlorine for the Water Division. This chemical is supplied in one-ton cylinders to the Oquawka plant. A bid request was advertised in the Galesburg Register Mail, made available on the city website and provided to various chemical supply vendors. Three vendors responded to this request. Alexander Chemical Corporation submitted the low and best bid in the amount of \$1,710.00 per ton. For historical purposes, the last five years of pricing have also been provided. It should be noted that pricing for this chemical fluctuates annually based on demand and availability.

Bid Results for 2026 Gas Chlorine

Company	City/State	Price Per Ton
PVS DX Inc	Festus, MO	1,795.00
Hawkins Inc	Roseville, MN	1,755.00
Alexander Chemical Corporation	LaPorte, IN	1,710.00*

Previous Years Results

Year	Rate	Company
2025	1,722.00	Hawkins Inc
2024	1,879.00	Brenntag Mid-South
2023	2,094.00	Hawkins Inc
2022	1,648.00	Hawkins Inc
2021	507.00	Brenntag Mid-South

BUDGET IMPACT: The Water Division (61) budgets for the purchase of this chemical in their annual budget.

SUPPORTING DOCUMENTS: None

26-6000



CITY CLERK'S OFFICE

Operating Under Council – Manager Government Since 1957

TO: City Council
FROM: Mayor Peter Schwartzman
DATE: January 20, 2026
SUBJECT: Airport Advisory Commission Reappointments

TERM EXPIRES

David Carlton
Ken Springer
Phillip Wolford

September 2028
September 2028
September 2028

Accounts Payable

Transactions by Account



26-8001

Account Number	Vendor	Description	Date	Amount	PO No
001-0000-10407-00	Amanda Jennings	Cell Phone Allowance - AJennings	12/31/2025	15.00	
001-0000-10407-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	101.41	
001-0000-10407-00	Stratus Networks, Inc	01/26 Service Acct #7483	01/13/2026	522.12	
001-0000-10407-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	33.89	
001-0000-10701-00	Magnet Forensics USA, Inc	1/27 - 3/27 Witness Term License	01/13/2026	656.25	0000093170
001-0000-10701-00	Magnet Forensics USA, Inc	1/27-3/27 Witness Term License	01/13/2026	656.25	0000093170
001-0000-10701-00	Revize, LLC	Annual Revize (webhosting) Jan 2027	01/13/2026	808.33	0000093172
001-0000-10801-00	Advance Auto Parts	oil filters	12/31/2025	39.80	
001-0000-10801-00	Advance Auto Parts	wiper blades	12/31/2025	59.56	
001-0000-20101-00	ALFANOS PIZZA	2025 overpayment on taxes	01/13/2026	1.51	
001-0000-20101-00	ALFANOS PIZZA	2025 overpayment on taxes	01/13/2026	1.32	
001-0000-20101-00	ALFANOS PIZZA	2025 overpayment on taxes	01/13/2026	1.47	
001-0000-20101-00	ALFANOS PIZZA	2025 overpayment on taxes	01/13/2026	1.51	
001-0000-20101-00	DAME FINE COFFEE LLC	2025 overpayment on taxes	01/13/2026	11.43	
001-0000-22007-00	Illinois State Police	12/25 offender registration fund	12/31/2025	380.00	
001-0000-22007-00	Illinois Office of the Attorney General	12/25 sex offender registration fund 0958	12/31/2025	360.00	
001-0000-22007-00	Treasurer of the State of Illinois	12/25 sex offender registration collections fund 527	12/31/2025	60.00	
001-0000-31900-00	Sun Run	overpayment of peddler hawker fee	12/31/2025	50.00	
001-0000-37900-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	-12.30	
Subtotal for Divison: 0000				3,747.55	
001-0105-54000-00	Dwight White	Cell Phone Allowance	12/31/2025	30.00	
001-0105-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	10.29	
001-0105-54000-00	Gregory Saul	Cell Phone Allowance	12/31/2025	30.00	
001-0105-54000-00	Angelica Mangieri	Cell Phone Allowance	12/31/2025	30.00	
001-0105-54000-00	Heather Acerra	Cell Phone Allowance	12/31/2025	30.00	
001-0105-54000-00	Steve Cheesman	Cell Phone Allowance	12/31/2025	30.00	
Subtotal for Divison: 0105				160.29	

Account Number	Vendor	Description	Date	Amount	PO No
001-0110-54000-00	Eric Hanson	Cell Phone Allowance	12/31/2025	30.00	
001-0110-54000-00	Kristin Robinson	Cell Phone Allowance	12/31/2025	30.00	
001-0110-54000-00	Cathy St George	Cell Phone Allowance	12/31/2025	30.00	
001-0110-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	28.24	
Subtotal for Divison: 0110				118.24	
001-0115-51000-00	Knox County Recorders Office	12/25 Laredo service	12/31/2025	46.05	
001-0115-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	61.72	
001-0115-54000-00	Kelli Bennewitz	Cell Phone Allowance	12/31/2025	30.00	
001-0115-54000-00	Ericka Gugliotta	Cell Phone Allowance	12/31/2025	30.00	
001-0115-61000-00	Office Specialists, Inc.	toner	12/31/2025	120.29	
Subtotal for Divison: 0115				288.06	
001-0120-54000-00	Jessica Pease	Cell Phone Allowance	12/31/2025	30.00	
001-0120-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	20.57	
001-0120-54000-00	Amanda Willett	Cell Phone Allowance	12/31/2025	30.00	
Subtotal for Divison: 0120				80.57	
001-0145-51010-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	115.50	
001-0145-51010-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	297.00	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	827.75	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	364.50	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	602.00	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	1,128.75	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	270.00	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	67.50	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	938.00	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	262.00	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	200.00	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	1,308.30	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	637.00	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	113.83	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	258.00	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	1,486.25	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	4,966.50	
001-0145-51010-00	Davis & Campbell LLC	12/25 legal services	12/31/2025	3,202.50	
001-0145-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	10.29	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Divison: 0145				17,055.67	
001-0160-55800-00	Revize, LLC	Annual Revize (webhosting) renewal Feb - Dec	01/13/2026	8,891.67	0000093172
001-0160-59516-00	Steven W Davis	2026 web photography	01/13/2026	3,375.00	
001-0160-59523-00	Galesburg Downtown Council	2026 - Annual Maintenance contractual payment	01/13/2026	31,000.00	
Subtotal for Divison: 0160				43,266.67	
001-0205-54000-00	Bobbi Chockley	Cell Phone Allowance	12/31/2025	30.00	
001-0205-54000-00	Jennifer O'hern	Cell Phone Allowance	12/31/2025	30.00	
001-0205-54000-00	Sharon Heiden	Cell Phone Allowance	12/31/2025	30.00	
001-0205-54000-00	Tanya Billeter	Cell Phone Allowance	12/31/2025	30.00	
001-0205-54000-00	Denise Hensley	Cell Phone Allowance	12/31/2025	30.00	
001-0205-54000-00	Tifani Miller	Cell Phone Allowance	12/31/2025	30.00	
001-0205-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	92.56	
Subtotal for Divison: 0205				272.56	
001-0207-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	30.86	
001-0207-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	435.00	
001-0207-54000-00	Cameron Lemaster	Cell Phone Allowance	12/31/2025	30.00	
001-0207-54000-00	Orlando Lucero	Cell Phone Allowance	12/31/2025	30.00	
001-0207-54000-00	Kerzi Peterson	Cell Phone Allowance	12/31/2025	30.00	
Subtotal for Divison: 0207				555.86	
001-0304-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	89.77	
Subtotal for Divison: 0304				89.77	
001-0305-54000-00	Stephen Gugliotta	Cell Phone Allowance	12/31/2025	30.00	
001-0305-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	36.00	
Subtotal for Divison: 0305				66.00	
001-0306-51000-00	Knox County Records Office	12/25 Laredo service	12/31/2025	46.05	
001-0306-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	87.44	
001-0306-54000-00	Tammera Matejewski	Cell Phone Allowance	12/31/2025	30.00	
001-0306-54000-00	Daniel Koerner	Cell Phone Allowance	12/31/2025	30.00	
001-0306-54000-00	Robert Elsbury	Cell Phone Allowance	12/31/2025	30.00	
001-0306-54000-00	Eric Heiden	Cell Phone Allowance	12/31/2025	30.00	
001-0306-54000-00	Richard Slagel	Cell Phone Allowance	12/31/2025	30.00	
001-0306-55400-00	Kendall Zimmerman	remove/disposal yard debris/trash - 808 N Broad	12/31/2025	100.00	

Account Number	Vendor	Description	Date	Amount	PO No
001-0306-55400-00	Kendall Zimmerman	remove/disposal yard debris/trash - 641 W South	12/31/2025	70.00	
001-0306-55800-00	City Blue Technologies, Llc	12/25 service contract	12/31/2025	131.25	
001-0306-61000-00	Office Specialists, Inc.	pens	12/31/2025	29.20	
001-0306-61000-00	Office Specialists, Inc.	batteries	12/31/2025	14.56	
001-0306-61000-00	Office Specialists, Inc.	markers	12/31/2025	31.63	
001-0306-61000-00	Office Specialists, Inc.	ink stamp	12/31/2025	10.87	
Subtotal for Divison: 0306				671.00	
001-0410-51000-00	Knox County Recorders Office	12/25 Laredo service	12/31/2025	46.05	
001-0410-54000-00	Jamie West	Cell Phone Allowance	12/31/2025	30.00	
001-0410-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	82.29	
001-0410-54000-00	Megan Heisler	Cell Allowance	12/31/2025	30.00	
001-0410-54000-00	Aaron Gavin	Cell Phone Allowance	12/31/2025	30.00	
001-0410-54000-00	Finau Kolomalu	Cell Phone Allowance	12/31/2025	30.00	
001-0410-54000-00	Matthew Kirgan	Cell Phone Allowance	12/31/2025	30.00	
001-0410-55800-00	City Blue Technologies, Llc	12/25 service contract	12/31/2025	131.25	
001-0410-61000-00	Office Specialists, Inc.	folders	01/13/2026	13.99	
Subtotal for Divison: 0410				423.58	
001-0445-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	43.57	
001-0445-54000-00	Derek Poland	Cell Phone Allowance	12/31/2025	30.00	
001-0445-55500-00	Heritage-Crystal Clean, LLC	used oil pickup 205 gal	12/31/2025	102.50	
001-0445-55500-00	B&B Truck and Trailer Galesburg	truck test #152	12/31/2025	57.00	
001-0445-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	40.00	
001-0445-57500-00	Vestis	12/25 services	12/31/2025	85.68	
001-0445-57500-00	Vestis	12/25 services	12/31/2025	85.68	
001-0445-63000-00	Napa Auto Parts	stripe off whl kit	12/31/2025	299.95	
001-0445-63000-00	Advance Auto Parts	Battery	12/31/2025	147.39	
001-0445-63000-00	Advance Auto Parts	return Battery	12/31/2025	-147.39	
001-0445-67500-00	Vestis	Safety Sweatshirts -MTalbert, DPruitt, DWatkins	12/31/2025	323.96	
Subtotal for Divison: 0445				1,068.34	
001-0450-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	38.53	
001-0450-54000-00	Robert Kelley	Cell Phone Allowance	12/31/2025	30.00	
001-0450-54000-00	Justin McNaught	Cell Phone Allowance	12/31/2025	30.00	
001-0450-55500-00	Valley Distribution Corp.	Drum core #24096	12/31/2025	20.00	
001-0450-55500-00	B&B Truck and Trailer Galesburg	truck test #138	12/31/2025	57.00	
001-0450-55500-00	B&B Truck and Trailer Galesburg	truck test #110	12/31/2025	57.00	

Account Number	Vendor	Description	Date	Amount	PO No
001-0450-55500-00	Getz Fire Equipment Co., Inc.	annual extinguisher service, hydrotest, extinguishers	12/31/2025	572.15	
001-0450-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	75.00	
001-0450-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	50.00	
001-0450-59300-00	UniFirst First Aid Corp	refill of first aid supplies	12/31/2025	183.46	
001-0450-62500-00	Truck Centers, Inc	taillight #114	01/13/2026	43.98	
001-0450-62500-00	Birkeys Farm Store, Inc	mirror #121	12/31/2025	175.60	
001-0450-62500-00	Napa Auto Parts	batteries #132	01/13/2026	543.16	
001-0450-62500-00	Truck Centers, Inc	backup lamp #114	01/13/2026	26.95	
001-0450-62500-00	Truck Centers, Inc	taillight #114	01/13/2026	43.98	
001-0450-65000-00	Valley Distribution Corp.	DEF cust #24096	12/31/2025	185.50	
001-0450-65000-00	Office Specialists, Inc.	commode mat	12/31/2025	53.41	
001-0450-65000-00	Office Specialists, Inc.	toilet paper, paper towel	12/31/2025	92.96	
001-0450-65000-00	Office Specialists, Inc.	paper towels	12/31/2025	184.20	
Subtotal for Divison: 0450				2,462.88	
001-0510-54000-00	Ryne Sage	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	James Kubis	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Lane Mings	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Kevin Legate	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Christopher Hootman	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Mark McLaughlin	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Anthony Oligney-Estill	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Patrick Kisler	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Steffanie Cromien	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Magdalene Semington	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Kyle A Winbigler	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	226.12	
001-0510-54000-00	Jason Shaw	Cell Phone Allowance	12/31/2025	30.00	
001-0510-54500-00	Law Enforcement Training, LLC	court smart online access	01/13/2026	2,650.00	
001-0510-55700-00	Howe Overhead Doors, Inc.	serviced door & operator, installed keypad, replaced seals	12/31/2025	477.00	
001-0510-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	55.00	
001-0510-55800-00	Magnet Forensics USA, Inc	4/26-12/26 Witness Term License	01/13/2026	1,968.75	0000093170
001-0510-57500-00	JSLK Management Iowa LLC	2025 Police Uniform Cleaning - BAnderson	12/31/2025	19.90	0000092889
001-0510-65500-00	Galesburg Electric, Inc.	blade receptacle, plug, cord	12/31/2025	187.75	
Subtotal for Divison: 0510				5,944.52	
001-0550-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	154.11	

Account Number	Vendor	Description	Date	Amount	PO No
001-0550-54000-00	Joshua Simons	Cell Phone Allowance	12/31/2025	30.00	
001-0550-54000-00	Amanda Jennings	Cell Phone Allowance	12/31/2025	15.00	
001-0550-54000-00	Raymundo Martinez	Cell Phone Allowance	12/31/2025	30.00	
Subtotal for Divison: 0550				229.11	
001-0605-54000-00	Randy Hovind	Cell Phone Allowance	12/31/2025	30.00	
001-0605-54000-00	James Pendergast	Cell Phone Allowance	12/31/2025	30.00	
001-0605-54000-00	Jennifer Moser	Cell Phone Allowance	12/31/2025	30.00	
001-0605-54000-00	Matthew Cain	Cell Phone Allowance	12/31/2025	30.00	
001-0605-54000-00	Donald Brackett	Cell Phone Allowance	12/31/2025	30.00	
001-0605-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	251.35	
001-0605-54000-00	John Seitz	Cell Phone Allowance	12/31/2025	30.00	
001-0605-54500-00	University of Illinois	Incident Safety Officer - MCAin	12/31/2025	650.00	
001-0605-55500-00	Getz Fire Equipment Co., Inc.	annual extinguisher service	12/31/2025	178.90	
001-0605-55700-00	American Pest Control Inc	termite inspection	12/31/2025	75.00	
001-0605-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	55.00	
001-0605-55700-00	American Pest Control Inc	termite inspection	12/31/2025	75.00	
001-0605-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	55.00	
001-0605-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	55.00	
001-0605-55800-00	Magnet Forensics USA, Inc	4/26 - 12/26 Witness Term License	01/13/2026	1,968.75	0000093170
001-0605-61000-00	Office Specialists, Inc.	notebooks	12/31/2025	18.48	
001-0605-62500-00	Napa Auto Parts	switch #56	12/31/2025	59.08	
001-0605-62500-00	Napa Auto Parts	battery cable #56	12/31/2025	100.50	
001-0605-65000-00	Office Specialists, Inc.	paper towels	12/31/2025	95.73	
001-0605-65000-00	Office Specialists, Inc.	paper towels	12/31/2025	115.15	
001-0605-65000-00	Office Specialists, Inc.	soap	12/31/2025	25.06	
001-0605-65000-00	Office Specialists, Inc.	toilet brush	12/31/2025	8.78	
001-0605-65000-00	Office Specialists, Inc.	paper towels	12/31/2025	32.97	
001-0605-65000-00	Galesburg Electric, Inc.	light bulbs	12/31/2025	21.42	
001-0605-67500-00	Midwest Uniform Supply, Inc	shirt - AO'Daniel	12/31/2025	72.00	
001-0605-67500-00	Jeffrey Maher	reimbursement safety toe shoes	12/31/2025	449.98	
001-0605-68600-00	Office Specialists, Inc.	nitrile gloves	12/31/2025	19.92	
001-0605-68600-00	Office Specialists, Inc.	nitrile gloves	12/31/2025	59.76	
Subtotal for Divison: 0605				4,622.83	
001-0630-65500-00	Galesburg Electric, Inc.	Din Rail	12/31/2025	115.40	
Subtotal for Divison: 0630				115.40	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Fund 001				<u>81,238.90</u>	
011-0000-66000-00	Roanoke Concrete Products Co	2025 Supply of PCC Class PP2	12/31/2025	456.88	0000092918
011-0000-66000-00	Roanoke Concrete Products Co	2025 Supply of CLSM Flowable Mix 2	12/31/2025	305.25	0000092911
Subtotal for Divison: 0000				<u>762.13</u>	
Subtotal for Fund 011				<u>762.13</u>	
012-0000-55700-00	Unlimited Sports Solutions	Purchase of two steel-framed dugouts with metal roofs and fencin	01/13/2026	17,815.00	0000093146
Subtotal for Divison: 0000				<u>17,815.00</u>	
Subtotal for Fund 012				<u>17,815.00</u>	
014-0000-64500-00	Galesburg Electric, Inc.	fuse	12/31/2025	60.00	
014-0000-64500-00	Grainger Inc	pipe flange	12/31/2025	54.79	
014-0000-66000-00	Galesburg Builders Supply, Inc	2025 Supply of High Performance Patch Mix	12/31/2025	377.40	0000092923
014-0000-66000-00	Tickle Asphalt Co., Ltd.	2025 Supply of High Performance Patch Mix	12/31/2025	1,122.80	0000092922
014-0000-66500-00	Galesburg Electric, Inc.	discount credit for INV #718531	12/31/2025	-20.89	
014-0000-76000-00	Hutchison Engineering, Inc	Add'l ROW negotiation and property appraisal work	12/31/2025	12,650.84	0000092542
Subtotal for Divison: 0000				<u>14,244.94</u>	
Subtotal for Fund 014				<u>14,244.94</u>	
016-0000-54000-00	Andrew Swanson	Cell Phone Allowance	12/31/2025	30.00	
016-0000-54000-00	Michael Ingles	Cell Phone Allowance	12/31/2025	30.00	
016-0000-54000-00	Bryan Anderson	Cell Phone Allowance	12/31/2025	30.00	
016-0000-54000-00	Allison Buccalo	Cell Phone Allowance	12/31/2025	30.00	
016-0000-54000-00	Travis Smith	Cell Phone Allowance	12/31/2025	30.00	
016-0000-54000-00	Timothy Spitzer	Cell Phone Allowance	12/31/2025	30.00	
Subtotal for Divison: 0000				<u>180.00</u>	
Subtotal for Fund 016				<u>180.00</u>	
019-1905-51500-00	WGIL/WAAG/WLSR, Inc.	10/25 radio ads	12/31/2025	583.00	
019-1905-51500-00	WMOI - FM	12/25 radio ads	12/31/2025	265.00	
019-1905-51500-00	WGIL/WAAG/WLSR, Inc.	12/25 radio ads	12/31/2025	583.00	
019-1905-54000-00	Don Miles	Cell Phone Allowance	12/31/2025	30.00	
019-1905-54000-00	Angela Buchen	Cell Phone Allowance	12/31/2025	30.00	

Account Number	Vendor	Description	Date	Amount	PO No
019-1905-54000-00	Cathleen Gibson	Cell Phone Allowance	12/31/2025	30.00	
019-1905-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	59.10	
019-1905-59511-00	Galesburg Tourism and Visitors Bure	12/25 tourism agreement	12/31/2025	15,833.37	
019-1905-59528-00	Galesburg Community Foundation	12/25 - 2% hotel/motel taxes	12/31/2025	25,773.34	
019-1905-61000-00	Office Specialists, Inc.	markers, envelopes	12/31/2025	37.39	
Subtotal for Divison: 1905				43,224.20	
019-1910-55700-00	Dillon's Appliance Service, LLC	replaced line to ice maker	12/31/2025	217.90	
019-1910-55700-00	American Pest Control Inc	termite inspection	12/31/2025	85.00	
019-1910-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	50.00	
Subtotal for Divison: 1910				352.90	
019-1911-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	65.00	
019-1911-55700-00	Lambasio, Inc.	rebuild valve, replaced shut off -	12/31/2025	367.58	
019-1911-65000-00	Office Specialists, Inc.	toilet paper, urinal freshener	12/31/2025	60.72	
Subtotal for Divison: 1911				493.30	
019-1915-54000-00	Michael Markley	Cell Phone Allowance	12/31/2025	30.00	
019-1915-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	38.53	
019-1915-54000-00	Jason Asbury	Cell Phone Allowance	12/31/2025	30.00	
019-1915-54000-00	Aaron Young	Cell Phone Allowance	12/31/2025	30.00	
019-1915-57500-00	Vestis	01/26 service	01/13/2026	74.86	
019-1915-57500-00	Vestis	12/25 services	12/31/2025	74.86	
019-1915-57500-00	Vestis	12/25 services	12/31/2025	74.86	
019-1915-61000-00	Office Specialists, Inc.	toners	12/31/2025	348.06	
019-1915-62500-00	Napa Auto Parts	headlight socket #542	12/31/2025	22.98	
019-1915-62500-00	Bonnell Industries Inc	hinge #509	12/31/2025	93.80	
019-1915-62510-00	Herr Petroleum Corp	309 gal diesel #2, 77.6 gal diesel #1, 278.4 unleaded ethanol	01/13/2026	1,814.78	0000093155
019-1915-66500-00	Michael Todd & Co., Inc.	bow rake	12/31/2025	268.47	
Subtotal for Divison: 1915				2,901.20	
019-1920-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	28.24	
019-1920-54000-00	Bryan Luedtke	Cell Phone Allowance	12/31/2025	30.00	
019-1920-55700-00	John D Chezum	installation of downspouts	12/31/2025	686.00	
019-1920-57500-00	Vestis	12/25 services	12/31/2025	62.50	
019-1920-57500-00	Vestis	01/26 service	01/13/2026	62.50	
019-1920-57500-00	Vestis	12/25 services	12/31/2025	62.50	
019-1920-61000-00	Office Specialists, Inc.	wall calendar	12/31/2025	24.26	

Account Number	Vendor	Description	Date	Amount	PO No
019-1920-65500-00	Van Wall Equipment, Inc.	refund of bushings, spacers, locknuts, flanges, knobs, yokes	12/31/2025	-340.60	0000093114
019-1920-66500-00	Van Wall Equipment, Inc.	Buffalo Turbine Mega 3 tow behind blower	12/31/2025	13,990.00	
019-1920-66500-00	Heritage Tractor LLC	pole pruner, chain	12/31/2025	787.97	
Subtotal for Divison: 1920				15,393.37	
019-1925-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	10.29	
Subtotal for Divison: 1925				10.29	
019-1935-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	41.15	
019-1935-55700-00	J F Ahern	annual fire alarm Inspection	12/31/2025	489.00	
019-1935-55700-00	American Pest Control Inc	termite inspection	12/31/2025	85.00	
019-1935-57500-00	Vestis	12/25 services	12/31/2025	454.48	
019-1935-57500-00	Vestis	12/25 services	12/31/2025	454.48	
019-1935-57500-00	Vestis	01/26 service	01/13/2026	454.48	
Subtotal for Divison: 1935				1,978.59	
019-1940-51400-00	Megan R Pilkington	01/02 - country line dance class - 11 students	01/13/2026	55.00	
Subtotal for Divison: 1940				55.00	
019-1945-55700-00	American Pest Control Inc	termite inspection	12/31/2025	95.00	
Subtotal for Divison: 1945				95.00	
019-1950-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	10.29	
019-1950-55700-00	American Pest Control Inc	termite inspection	12/31/2025	75.00	
Subtotal for Divison: 1950				85.29	
019-1955-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	10.29	
019-1955-66000-00	Galesburg Electric, Inc.	freight for invoice 724891 Relay	12/31/2025	75.95	
Subtotal for Divison: 1955				86.24	
019-1960-55700-00	Helm Mechanical / Helm Service	replace condensate tank float switch	12/31/2025	896.23	
Subtotal for Divison: 1960				896.23	
019-1965-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	10.29	
019-1965-54000-00	David Vandermeer	Cell Phone Allowance	12/31/2025	30.00	
019-1965-55700-00	Howe Overhead Doors, Inc.	2025 Overhead Door Maintenance Agreement as per quote - Linwood	12/31/2025	200.00	0000092902
019-1965-55700-00	American Pest Control Inc	termite inspection	12/31/2025	75.00	
019-1965-55700-00	Howe Overhead Doors, Inc.	serviced door	12/31/2025	476.70	
019-1965-57500-00	Vestis	12/25 services	12/31/2025	47.24	

Account Number	Vendor	Description	Date	Amount	PO No
019-1965-57500-00	Vestis	12/25 services	12/31/2025	47.24	
019-1965-57500-00	Vestis	01/26 service	01/13/2026	47.24	
019-1965-61000-00	Office Specialists, Inc.	planner	12/31/2025	21.60	
019-1965-61000-00	Office Specialists, Inc.	planner	12/31/2025	21.60	
Subtotal for Divison: 1965				<u>976.91</u>	
019-1975-54000-00	Brandon Phillips	Cell Phone Allowance	12/31/2025	30.00	
019-1975-54000-00	Cris Fones	Cell Phone Allowance	12/31/2025	30.00	
Subtotal for Divison: 1975				<u>60.00</u>	
Subtotal for Fund 019				<u><u>66,608.52</u></u>	
020-0000-52300-00	West Central FS, Inc	lp gas 225.00 GL	12/31/2025	427.50	
020-0000-55700-00	Howe Overhead Doors, Inc.	served door	12/31/2025	573.55	
020-0000-55700-00	Howe Overhead Doors, Inc.	2025 Overhead Door Maintenance Agreement as per quote - Jet Air	12/31/2025	100.00	0000092902
020-0000-55700-00	Howe Overhead Doors, Inc.	2025 Overhead Door Maintenance Agreement as per quote - Airport	12/31/2025	100.00	0000092902
020-0000-62500-00	B&B Truck and Trailer Galesburg	motor door actuator #351	12/31/2025	49.60	
020-0000-62500-00	B&B Truck and Trailer Galesburg	door actuator #351	12/31/2025	49.60	
020-0000-63500-00	James Inness	2025 crop expense - corn,soybean,wheat - city portion	12/31/2025	68,608.62	
020-0000-66000-00	Galesburg Electric, Inc.	light bulbs	12/31/2025	992.50	
Subtotal for Divison: 0000				<u>70,901.37</u>	
Subtotal for Fund 020				<u><u>70,901.37</u></u>	
021-0000-54500-00	Kyle Harms	KHarms - adv fire officer class reimbursement - Dunlap IL 25-40	01/13/2026	500.00	
Subtotal for Divison: 0000				<u>500.00</u>	
Subtotal for Fund 021				<u><u>500.00</u></u>	
023-0000-83100-00	Lambasio, Inc.	install bathroom faucet, shower valve, door - 473 E Third St	12/31/2025	2,551.70	
Subtotal for Divison: 0000				<u>2,551.70</u>	
Subtotal for Fund 023				<u><u>2,551.70</u></u>	
030-0320-51500-00	WGIL/WAAG/WLSR, Inc.	12/25 radio ads	12/31/2025	250.00	
030-0320-54000-00	Dedra Mannon	Cell Phone Allowance	12/31/2025	30.00	
030-0320-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	35.93	
030-0320-54500-00	Kraig Boynton	mileage - HSTP meeting - Peoria IL - KBoynton	12/31/2025	37.45	

Account Number	Vendor	Description	Date	Amount	PO No
030-0320-55800-00	Foxster Opco LLC	01/26 service	01/13/2026	446.22	
030-0320-61000-00	Office Specialists, Inc.	stapler	12/31/2025	19.20	
030-0320-62510-00	Herr Petroleum Corp	280.4 gal unleaded ethanol	12/31/2025	664.70	0000092879
030-0320-62510-00	Herr Petroleum Corp	233.4 gal unleaded ethanol	12/31/2025	537.42	0000092879
030-0320-62510-00	Herr Petroleum Corp	226.3 gal unleaded ethanol	12/31/2025	522.54	0000092879
030-0320-62510-00	Herr Petroleum Corp	70.3 gal unleaded ethanol	12/31/2025	162.33	0000092879
Subtotal for Divison: 0320				<u>2,705.79</u>	
030-0370-51500-00	WGIL/WAAG/WLSR, Inc.	12/25 radio ads	12/31/2025	250.00	
030-0370-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	87.15	
030-0370-54000-00	Kraig Boynton	Cell Phone Allowance	12/31/2025	30.00	
030-0370-54500-00	Kraig Boynton	mileage - HSTP meeting - Peoria IL - KBoynton	12/31/2025	37.45	
030-0370-55700-00	Tri-City Electric Company of Iowa	repair of door	12/31/2025	345.00	
030-0370-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	65.00	
030-0370-55700-00	J F Ahern	gauge replacement	12/31/2025	124.00	
030-0370-55800-00	Foxster Opco LLC	01/26 service	01/13/2026	446.22	
030-0370-57500-00	Cintas, Inc	01/26 service	01/13/2026	180.58	
030-0370-57500-00	Cintas, Inc	12/25 service	12/31/2025	325.71	
030-0370-62500-00	Gillig	silicone elbow	12/31/2025	221.31	
030-0370-62500-00	Napa Auto Parts	refund of core deposit	12/31/2025	-54.00	
030-0370-62510-00	Herr Petroleum Corp	414.3 gal diesel #2, 103.6 gal diesel #1, winter additive	12/31/2025	1,538.07	0000092879
Subtotal for Divison: 0370				<u>3,596.49</u>	
Subtotal for Fund 030				<u>6,302.28</u>	
049-0000-51000-00	Klingner & Associates, P.C. - Archit	Asbestos 363 E South St	12/31/2025	1,818.20	
Subtotal for Divison: 0000				<u>1,818.20</u>	
Subtotal for Fund 049				<u>1,818.20</u>	
057-0000-61700-00	Titanium Technologies	useraudio, memory cards	12/31/2025	1,698.40	
Subtotal for Divison: 0000				<u>1,698.40</u>	
Subtotal for Fund 057				<u>1,698.40</u>	
059-0000-76000-00	Hutchison Engineering, Inc	Supplement Engineering Lake Storey Path ROW	12/31/2025	1,483.90	0000092542
Subtotal for Divison: 0000				<u>1,483.90</u>	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Fund 059				<u>1,483.90</u>	
061-0000-20101-00	FRANCESCA MONTI	Refund Check 053421-004, 1138 BEECHER AVE	01/09/2026	90.02	
061-0000-20101-00	LESTER MURPHY JR	Refund Check 054785-000, 1296 ROCK ISLAND AVE	01/05/2026	40.18	
061-0000-20101-00	BOUDEWIJN SLIEPEN	Refund Check 063052-000, 1142 N KELLOGG ST	01/09/2026	68.13	
061-0000-20101-00	BOUDEWIJN SLIEPEN	Refund Check 063052-007, 804 WILLARD ST	01/09/2026	106.23	
061-0000-20101-00	GARY YODER	Refund Check 050644-000, 800 LOCUST ST	01/05/2026	80.16	
061-0000-20101-00	REBECCA WADE	Refund Check 069772-000, 1262 N BROAD ST	01/05/2026	84.30	
061-0000-20101-00	JODI OETH	Refund Check 034717-004, 1327 BROWN AVE	01/09/2026	0.61	
061-0000-20101-00	NICHOLAS MILLIGAN	Refund Check 064576-000, 2819 MONTAGUE DR	01/09/2026	24.49	
061-0000-20101-00	JODI OETH	Refund Check 034717-004, 1327 BROWN AVE	01/09/2026	109.29	
061-0000-20101-00	SHAWN DEJAYNES	Refund Check 047750-001, 947 E FREMONT ST	01/05/2026	118.79	
061-0000-20101-00	IMELDA MCGEE	Refund Check 012439-002, 435 MAPLE AVE	01/05/2026	75.88	
061-0000-20101-00	SHARON NELSON	Refund Check 015152-002, 1548 W NORTH ST	01/05/2026	19.98	
061-0000-20101-00	JESSICA ESTERS	Refund Check 068868-000, 1306 N CEDAR ST	01/05/2026	39.65	
061-0000-20101-00	SARAH MILLER	Refund Check 057038-000, 1589 W WATER ST	01/05/2026	29.49	
061-0000-20101-00	ROBERT ENGLE	Refund Check 061242-000, 46 COUNTRY ELMS EST	01/05/2026	63.48	
061-0000-20101-00	MALIAH FELLER BLAKEMORE	Refund Check 068835-000, 168 N IVAN AVE	01/05/2026	151.89	
061-0000-20101-00	SARA GETZ	Refund Check 064368-000, 785 BATEMAN ST	01/05/2026	57.40	
061-0000-20101-00	SHASTA GREENWOOD	Refund Check 046290-002, 584 E SOUTH ST	01/05/2026	102.51	
061-0000-20101-00	MOLLY BAILEY	Refund Check 056504-000, 416 BURGLAND AVE	01/09/2026	67.51	
061-0000-20101-00	GLENN BUSSE	Refund Check 015202-021, 1144 COURT ST	01/05/2026	128.27	
061-0000-20101-00	JESSICA BROWN	Refund Check 055218-000, 78 GARFIELD AVE	01/05/2026	48.81	
061-0000-20101-00	JOSE DIAZ	Refund Check 068908-000, 1868 GRAND AVE	01/05/2026	11.34	
061-0000-20101-00	CAROLYN GERMAN	Refund Check 069575-000, 351 COUNTRY ELMS EST	01/05/2026	160.00	
061-0000-20101-00	NATHAN STUDER	Refund Check 063941-000, 577 CHURCHILL AVE	01/05/2026	116.68	
061-0000-20101-00	RANDY STUFFLEBEEM	Refund Check 069928-000, 953 W GROVE ST	01/05/2026	90.91	
061-0000-20101-00	JOHN YOCUM	Refund Check 061353-000, 365 DIVISION ST	01/05/2026	47.40	
061-0000-20101-00	JESSICA TAYLOR	Refund Check 059976-000, 441 GREENLEAF ST	01/05/2026	60.46	
061-0000-20101-00	SHANA SEWICK	Refund Check 058568-000, 1325 E FREMONT ST	01/09/2026	12.67	
061-0000-20101-00	DAYTON WHITING	Refund Check 066617-000, 925 DAYTON DR 5	01/05/2026	75.62	
061-0000-20101-00	TLR LLC	Refund Check 052642-023, 784 FLORENCE AVE	01/05/2026	102.51	
061-0000-20101-00	NATHAN STUDER	Refund Check 063941-000, 577 CHURCHILL AVE	01/05/2026	7.30	
061-0000-51000-00	Knox County Records Office	12/25 Laredo service	12/31/2025	46.05	
061-0000-51000-00	US Sterling Capital Corp., Inc.	Preferred Bank	12/31/2025	240.00	
061-0000-51010-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	544.50	
061-0000-54000-00	Roger Mettler	Cell Phone Allowance	12/31/2025	30.00	

Account Number	Vendor	Description	Date	Amount	PO No
061-0000-54000-00	Justin McDonald	Cell Phone Allowance	12/31/2025	30.00	
061-0000-54000-00	Michael Mackey	Cell Phone Allowance	12/31/2025	30.00	
061-0000-54000-00	Jerami Brown	Cell Phone Allowance	12/31/2025	30.00	
061-0000-54000-00	Scott Seiberlich	Cell Phone Allowance	12/31/2025	30.00	
061-0000-54000-00	Francis Rutledge	Cell Phone Allowance	12/31/2025	30.00	
061-0000-54000-00	Stratus Networks, Inc	01/26 Service Acct# 7382	01/13/2026	128.49	
061-0000-55700-00	American Pest Control Inc	12/25 pest control	12/31/2025	40.00	
061-0000-61000-00	Office Specialists, Inc.	tape, pens, envelopes	12/31/2025	54.22	
061-0000-61000-00	Office Specialists, Inc.	copy paper	12/31/2025	48.99	
061-0000-66000-00	Galesburg Builders Supply, Inc	PP-2 - 2.0 C/Y	12/31/2025	434.00	
061-0000-66000-00	Core & Main	couplings	12/31/2025	2,238.20	
061-0000-66000-00	Core & Main	brass saddles	12/31/2025	315.89	
061-0000-66000-00	Core & Main	bronze stems	12/31/2025	2,777.60	
061-0000-66000-00	Core & Main	oak wedges	12/31/2025	125.00	
061-0000-66000-00	Core & Main	bolts, nuts	12/31/2025	1,380.24	
061-0000-66000-00	Core & Main	nuts	12/31/2025	395.31	
061-0000-68500-00	IDEXX Distribution Inc.	misc chemicals	12/31/2025	1,286.21	
061-0000-68500-00	Hawkins, Inc	2025 Gas Chlorine for Water Division as per your bid. Will orde	12/31/2025	5,166.00	0000092888
Subtotal for Divison: 0000				17,592.66	
Subtotal for Fund 061				17,592.66	
067-0000-20101-00	JODI OETH	Refund Check 034717-004, 1327 BROWN AVE	01/09/2026	0.89	
067-0000-20101-00	NATHAN STUDER	Refund Check 063941-000, 577 CHURCHILL AVE	01/05/2026	10.53	
067-0000-51000-00	Knox County Records Office	12/25 Laredo service	12/31/2025	46.05	
Subtotal for Divison: 0000				57.47	
Subtotal for Fund 067				57.47	
078-0000-56535-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	181.50	
078-0000-56535-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	726.00	
078-0000-56535-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	165.00	
078-0000-56535-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	676.50	
078-0000-56535-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	528.00	
078-0000-56535-00	James M Kelly, Attorney	11/25 legal service	12/31/2025	165.00	
Subtotal for Divison: 0000				2,442.00	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Fund 078				<u>2,442.00</u>	
091-0000-20102-00	Galesburg Sanitary Dist.	12/25 credit card processing fees	01/13/2026	-3,510.48	
091-0000-20102-00	Galesburg Sanitary Dist.	01/26 sanitary district fees - less 3% collection fee	01/13/2026	-21,331.65	
091-0000-20102-00	Galesburg Sanitary Dist.	11/25 & 12/25 postage for liens	01/13/2026	-23.72	
091-0000-20102-00	Galesburg Sanitary Dist.	11/25 & 12/25 lien & collection fees	01/13/2026	-138.00	
091-0000-22003-00	Galesburg Sanitary Dist.	01/26 sanitary district fees	01/13/2026	711,054.94	
Subtotal for Divison: 0000				<u>686,051.09</u>	
Subtotal for Fund 091				<u>686,051.09</u>	
Report Total:				<u>972,248.56</u>	

Advance Checks and ACH Payments as of 1/12/2026

Check Date	Check #	Vendor Name	Description	Account #	Amount
1/8/2026	102194	Ameren Illinois	12/25 service - acct #336088264	019-1915-52000	38.48
1/8/2026	0	Oneida Network Services, Inc	01/26 Internet - Kerzi acct #1101994	001-0207-54000	50.00
1/8/2026	0	Quadient Leasing USA, Inc	postage for machine	061-0000-10702	500.00
1/8/2026	0	Cardconnect	12/25 Card Connect Credit card fees	019-1905-51000	244.68
1/8/2026	0	Cardconnect	12/25 Card Connect Credit card fees	019-1955-51000	39.90
1/8/2026	0	Cardconnect	12/25 Card Connect Credit card fees	019-1960-51000	27.15
1/8/2026	0	Computershare	GO2013A Interest payment	047-0000-87300	17,240.00
1/8/2026	0	Fortis	12/25 Credit Card fees	019-1920-51000	95.15
1/8/2026	0	Bluefin Payment Systems	12/25 Paypad processing fees	001-0115-51000	56.02
1/8/2026	0	Bluefin Payment Systems	12/25 UB Webpayment credit card processing fee	067-0000-51000	2,432.31
1/8/2026	0	Bluefin Payment Systems	12/25 Paypad processing fees	067-0000-51000	607.75
1/8/2026	0	Bluefin Payment Systems	12/25 UB Webpayment credit card processing fee	061-0000-51000	4,864.63
1/8/2026	0	Mike Hines	01/07 - officiating vball - 5 games	019-1940-51400	200.00
1/8/2026	0	Quadient Leasing USA, Inc	yearly fee	061-0000-51000	50.00
1/8/2026	0	One Percent Better LLC	Downtown Facade Grant Incentive for Improvements	049-0000-83100	16,321.65
1/8/2026	0	Cardconnect	12/25 Card Connect Credit card fees	019-1935-51000	63.73
1/8/2026	0	Cardconnect	12/25 Card Connect Credit card fees	019-1920-51000	7.11
1/8/2026	0	Computershare	GO2013A Principal payment	047-0000-88100	85,000.00
1/8/2026	0	Farmers & Mechanics Bank	12/25 F&M Bank Trust Fees	019-1905-51000	137.02
1/8/2026	0	Fortis	12/25 Gateway fee	019-1920-51000	9.95
1/8/2026	0	Bluefin Payment Systems	12/25 Paypad processing fees	001-0410-51000	3.93
1/8/2026	0	Bluefin Payment Systems	12/25 Paypad processing fees	001-0306-51000	3.93
1/8/2026	0	Bluefin Payment Systems	12/25 Paypad processing fees	061-0000-51000	1,215.46
1/8/2026	0	Quilt	12/25 Credit Card fees	019-1920-51000	97.40
12/26/2025	0	Kyle McGee	Non Safety Toe Boots	001-0605-67500	101.25
12/26/2025	0	Trey Yocum	Non Safety Toe Boots	001-0605-67500	105.99
12/26/2025	0	Drew Rogers	Non Safety Toe Boots	001-0605-67500	229.93
1/9/2026	0	Matt Cain	Non Safety Toe Boots	001-0605-67500	139.95
1/9/2026	0	John O'Daniel	Non Safety Toe Boots	001-0605-67500	147.01
				Grand Total	\$ 130,030.38



26-1000

City Council Meeting

Agenda Item Overview

January 5, 2026

AGENDA ITEM: Ordinance to designate stop intersections at Highland Avenue at North Street and Marston Avenue at North Street.

SUMMARY RECOMMENDATION: The City Manager, Director of Public Works, and the City Engineer recommend approval of this Ordinance to designate Highland Avenue at North Street and Marston Avenue at North Street as stop intersections.

BACKGROUND: It was recently requested that the City evaluate installing stop signs at Highland and Marston Avenue to remain consistent with the side streets along North Street. Currently, there are no traffic control devices at these intersections.

The Traffic Advisory Committee evaluated whether stop signs should be installed at the intersection. The Committee's recommendation is to install stop signs at Highland and Marston Avenue. Some considerations in making this decision included sightline obstructions at both intersections and maintaining consistency throughout the area. The cost for making and installing the stop signs is \$150.

BUDGET IMPACT: There are sufficient funds budgeted in the City Gas Tax fund (Fund 14) for the Traffic Control work.

SUPPORTING DOCUMENTS:

1. Ordinance

ORDINANCE NO. _____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS, AS FOLLOWS:

SECTION ONE: Appendix E of Chapter 76 of the City of Galesburg Code of Ordinances shall be, and is hereby amended by adding the following language:

- Highland Avenue at North Street
- Marston Avenue at North Street

SECTION TWO: All ordinances or parts of ordinances, in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

SECTION THREE: This ordinance shall be in full force and effect following its passage, approval and publication as required by law.

Approved this _____ day of _____, 2026, by roll call vote as follows:

Roll Call #:

Ayes:

Nays:

Absent: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk



26-1001

City Council Meeting

Agenda Item Overview

January 20, 2026

AGENDA ITEM: Ordinance to prohibit parking on the east side of Willard Street from Fifer Street to Yates Street only during school hours.

SUMMARY RECOMMENDATION: The City Manager, Director of Public Works, and the City Engineer recommend approval of this Ordinance to prohibit parking on the east side of Willard Street from Fifer Street to Yates Street only during school hours.

BACKGROUND: A request was brought to the Traffic Advisory Committee to address the traffic congestion on Willard Street from Fifer Street to Yates Street during school peak hours. Currently, Willard Street is 27 feet wide, with parking permitted on both sides of the street. When vehicles are parked on both sides of the street, it reduces traffic to one-way.

To address this, a resident parking survey was conducted. The majority of respondents supported parking restrictions during school hours. Following a review of the feedback and traffic patterns, the Committee noted that because the school is located on the west side of Willard Street, restricting parking on the east side would improve safety by reducing the need for parents/students to cross the street multiple times.

The Committee and City Staff recommend prohibiting parking on the east side of Willard Street from Fifer Street to Yates Street between 8:00 AM and 4:30 PM on school days.

BUDGET IMPACT: There are sufficient funds budgeted in the City Gas Tax fund (Fund 14) for the "No Parking" signage.

SUPPORTING DOCUMENTS:

1. Ordinance

ORDINANCE NO. _____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS, AS FOLLOWS:

SECTION ONE: Appendix X, under the Title “From 8:00 a.m. to 4:30 p.m. school days, on the following streets” of Chapter 77 of the City of Galesburg Code of Ordinances shall be, and is hereby amended by adding the following language:

- Willard Street, east side, Fifer Street to Yates Street

SECTION TWO: All ordinances or parts of ordinances, in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

SECTION THREE: This ordinance shall be in full force and effect following its passage, approval and publication as required by law.

Approved this _____ day of _____, 2026, by roll call vote as follows:

Roll Call #:

Ayes:

Nays:

Absent: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk



26-2001

City Council Meeting

Agenda Item Overview

January 20, 2026

AGENDA ITEM: Resolution of support and commitment of local funds for a Federal-State Partnership for Intercity Passenger Rail Program (FSP) application for a project planning study at the South Street railroad underpass.

SUMMARY RECOMMENDATION: The City Manager and Director of Public Works recommend approval of the resolution.

BACKGROUND: It is planned to apply for a Federal-State Partnership for Intercity Passenger Rail Program (FSP) grant through the Federal Railroad Administration (FRA) for funds towards the planning of a project that would make safety and mobility improvements near the Amtrak station, including improvements to the South Street railroad underpass. The FSP grant program provides federal funding opportunities for eligible projects that will improve American passenger rail assets that enhance safety such as grade crossing projects. The proposed application will apply for funding for project planning and development only and does not request funding for final plans and construction. The intent of the project planning and development phase is to develop alternatives and conceptual designs, seek stakeholder and public involvement, perform an environment analysis, develop cost estimates for alternatives, and begin preliminary engineering work for the preferred alternative. The City previously applied for a BUILD grant for this project in early 2025, and while not selected, the project scored very high and we were encouraged to continue to submit for Federal grant funding for this project.

The potential changes that will be a part of the project study include closing the Mulberry Street crossing and replacing the South Street underpass with a new underpass that does not have a height restriction. This would allow for the passage of taller emergency vehicles and larger trucks. Also proposed is straightening the underpass to be in line with the current South Street alignment, making changes to the intersection with Seminary Street, and pedestrian and bicycle accommodations, all of which would improve safety. The City is partnering with BNSF to complete the application for the planning project. BNSF has agreed to use their engineering consulting firm, at their cost, to complete and submit the application.

The total estimated cost of the Project Planning study is \$3,650,000. If awarded, the FSP grant would cover 80% of the cost of the study and the City and BNSF would split the 20% local match. The City's contribution would be \$365,000. The Federal funding requested includes additional preliminary engineering work and a full environmental assessment, which was not included in

the previous BUILD (formerly named RAISE) application. While this increases the cost for this phase of the project, integrating these required elements now will streamline future development and lower expenses for the project in subsequent phases.

BUDGET IMPACT: If selected for the grant, the City's share of the project is planned to be funded through the Utility Tax Fund (Fund 59)

SUPPORTING DOCUMENTS:

1. Resolution

RESOLUTION NO. _____

**RESOLUTION OF SUPPORT AND COMMITMENT OF LOCAL FUNDS FOR THE FEDERAL-STATE
PARTNERSHIP FOR INTERCITY PASSENGER RAIL PROGRAM (FSP) THROUGH THE FEDERAL
RAILROAD ADMINISTRATION (FRA)**

WHEREAS, the City of Galesburg would like to improve the safety and mobility at the shared-use passenger and freight corridor near the Amtrak station; and

WHEREAS, grants to local governments are being offered through FRA's Federal-State Partnership for Intercity Passenger Rail Program (FSP); and

WHEREAS, the purpose of the FSP Program is to assist states, cities, counties, Native American Tribes or other units of local government in undertaking projects to improve American passenger rail assets that enhance safety such as grade crossing projects; and

WHEREAS, the City is partnering with the Burlington Northern Sante Fe (BNSF) railway to apply for a FSP grant; and

WHEREAS, it is necessary that an application be made and agreements be entered into with the FRA; and

WHEREAS, cost of the project are such that financial participation by the grantee is necessary in conjunction with the FSP program grant funds; and

WHEREAS, the City of Galesburg is in full support of the grant and it is a priority for the City to improve safety and mobility at rail crossings in the City of Galesburg.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALESBURG,
KNOX COUNTY, ILLINOIS:**

Section 1. That the City apply for a grant and shall enter into and agree to the understandings and assurances contained in said application.

Section 2. That the Mayor and City Clerk on behalf of the City execute such documents and all other documents necessary for the carrying out of said application.

Section 3. That the Mayor and City Clerk are authorized to provide such additional information as may be required to accomplish the obtaining of such grant.

Section 4. That the City of Galesburg does hereby commit funds from local funds in the amount of \$365,000 for use in conjunction with BNSF and the FSP Program funds, for an estimated total project cost of \$3,650,000.

Approved this _____ day of _____, 2026, by a roll call vote as follows:

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk



26-3002

City Council Meeting

Agenda Item Overview

January 20, 2026

AGENDA ITEM: Bid Recommendation, demolition and clean-up of 363 East South Street in Galesburg, IL.

SUMMARY RECOMMENDATION: The City Manager, Director of Community Development, Code Compliance Supervisor, and Purchasing Agent recommend City Council award the demolition of 363 E South St, as outlined, to Lockwood Excavating & Construction Inc, Galesburg, IL, in the amount of \$26,000.

BACKGROUND: Community Development has taken the necessary steps to acquire the commercial building located at 363 E South St. City staff have determined the building is not economically feasible to restore and that demolition is the most economical solution for the redevelopment of the vacant and underutilized property.

The request for bid was advertised in the Galesburg Register-Mail, made available on the city website and emails were sent to all known demolition vendors on file. Three vendors responded to this bid request. The low and best bid was submitted by Lockwood Excavation and Construction Inc in the amount of \$26,000. City staff have reviewed the bid and confirmed with demolition contractor the costs submitted for this project are reasonable based on the requirements of the demolition. City staff recommend approval.

BUDGET IMPACT: There are applicable funds available in TIF IV (Fund 49)

SUPPORTING DOCUMENTS:

1. Bid Tabulation

CITY OF GALESBURG

Finance Department

Bid Results for Demo of 336 E South St

01/07/2026 at 11:00 am

Attended by: T.Miller / E. Heiden / R. Speidel

COMPANY CITY, STATE	JIMAX Corp Peoria, IL		Lockwood Excavating & Construction Inc Galesburg, IL		D&T Demolition LLC Galesburg, IL			
	<i>Demo Cost</i>	<i>Working Days</i>	<i>Demo Cost</i>	<i>Working Days</i>	<i>Demo Cost</i>	<i>Working Days</i>	<i>Demo Cost</i>	<i>Working Days</i>
363 E South St	\$ 117,742.08	45	\$ 26,000.00	5	\$ 43,100.00	90		
Total Bid Submission:	\$ 117,742.08	45	\$ 26,000.00	5	\$ 43,100.00	90	\$ -	0
Bid Security	Bid Bond		Bid Bond		Bid Bond			

****Low and Best Bid****

TRAFFIC ADVISORY COMMITTEE

JANUARY 2026 REPORT

MISSION: To provide technical recommendations for policy decisions by the City Council in order to create safe, efficient, serviceable streets for residents, visitors, and public safety operation

25-21> Request to change Willard Street to a one-way street going southbound from the intersection of Yates Street to Fifer Street due to the school traffic. (Ward 1, Ald. Mangieri)

- A request was made by a bus driver at Silas Willard Elementary School to change Willard Street from Yates Street to Fifer Street as a one-way street going southbound due to traffic congestion issues during pick-up and drop-off hours.
- It was stated vehicles turning north on Willard Street make it difficult for bus drivers.
- Willard Street from Yates to Fifer Street is approximately 27 feet wide and is a two-way street, with parking allowable on both sides of the street at this location.
- Currently, parents drop their children off at Silas Willard Elementary School and will park on both sides of the street along Willard Street causing a congestion issue.
- Bus drivers pick-up/drop-off children on Willard Street between the intersections of E Fremont St and Fifer Street.
- In the past 5 years, there has been 4 crashes at the intersection of Willard St and Fifer St, one of those involved a pedestrian.
- Attached in Exhibit C is Willard Street and Fifer Street Intersection Observation Report.
- It was stated at the December TAC Meeting that to better accommodate two-way traffic, the Committee is evaluating a proposal to restrict parking to one side of the street. A homeowner survey will be conducted on the block before any further action is taken.
- We received eight parking surveys. Seven residents support prohibiting parking only during school hours—two of whom specifically suggested narrowing the restriction to drop-off and pick-up times. Only one resident favored a permanent, 24/7 parking prohibition.
- The Committee recommended prohibiting parking on the east side of Willard Street from Fifer Street to Yates Street only during school hours to assist with the traffic congestion.

Recommendation: Prohibit parking on the east side of Willard Street from Fifer Street to Yates Street only during school hours.

25-23> Request to reduce the speed limit from 45 mph to 35 mph on S Lake Storey Rd from the intersection of N Henderson St 2,700 feet west. (Ward 7, Ald. Cheesman)

- A request was made to reduce the speed limit from 45 mph to 35 mph on S Lake Storey Rd.
- This is a County Highway and the speed limits are determined by Knox County. The roadway is within the City Limits, so we set our City ordinances to match what the County sets the speed limit to ensure uniform enforcement.
- There was an Ordinance approved by City Council in November of 1996 revising the speed limit to below:
 - The speed limit from the intersection of S Lake Storey Rd and N Henderson St 2,700 feet west is 45 mph.
 - From the point 2,700 feet west of the intersection of N Henderson and S Lake Storey to the western corporate limits is 35 mph.
- From the intersection of N Henderson St approximately 3,400 feet west, S Lake Storey Rd is straight.
- Speed data was collected along S Lake Storey Road in between Woodblock Road and Buckingham Road for the following dates: 12/29/25 to 1/5/25. The data showed that the 85th percentile speed is 48 mph.
- Approximately 982 of the 3,216 vehicles counted (30.5%) were traveling in excess of 45 mph.
- The Committee recommended requesting Knox County to reduce the speed limit to 35 mph from N Henderson west to the 35 mph speed limit zone along S Lake Storey for consistency and due to the shared-use path being constructed soon.

Recommendation: For consistency, TAC would like to request Knox County to change the speed limit to 35 mph along S Lake Storey Rd, so it is 35 mph from N Henderson St to Galesburg City Limits. The City Engineer and Public Works Director met with the Knox County Engineer on 1/9/2026. The County Engineer agreed to take before the Knox County Board the speed limit reduction on S Lake Storey Rd due to the shared-use path being constructed and completed this year. Once the speed limit reduction goes before the Knox County Board and is approved, then the City of Galesburg will bring forth an Ordinance to the City Council so there is uniform enforcement between City and County.



26-4004

City Council Meeting

Agenda Item Overview

January 20, 2026

AGENDA ITEM: Consider a Redeveloper Agreement with Judy's Kitchen LLC for the property located at 51 North Prairie Street.

SUMMARY RECOMMENDATION: The City Manager and Director of Community Development recommend the redevelopers agreement be approved.

BACKGROUND: The current kitchen in the restaurant is configured for Chinese cuisine and is not equipped for breakfast staples, especially in a public-facing or high-volume manner. The proposed project would renovate approximately 94 square feet of existing seating area into a commercial-grade kitchen suitable for pancake production and open-kitchen demonstrations. This project is projected to create 5-7 full-time positions and 6-8 part-time positions.

The total project cost is estimated at \$118,542.65. The Tax Increment Financing funding will be utilized to cover a portion of the expense to install a first-floor kitchen and replace the previous awning. The project will transform a current seating area into a functional and public-facing kitchen as well as contribute to increased foot traffic and tourist interest in the downtown area.

Judy's Kitchen LLC is proposing to finance the project with owner's liquid cash and the use of Tax Increment Financing (TIF) to fill the gap. The property is located within the TIF IV Redevelopment Area and a TIF incentive not to exceed \$17,781.40 has been requested. If approved, it is anticipated that the project will be substantially completed by April 30, 2026.

BUDGET IMPACT: The TIF IV Redevelopment Area (Fund 49) has sufficient funds available to cover the request.

SUPPORTING DOCUMENTS:

1. Redeveloper Agreement

CITY OF GALESBURG

Redevelopment Agreement

Galesburg, IL

Lot 2 of WAIK Subdivision, being a Subdivisioon of Lot 31 and part of the alley in the 1905 Subdivision (7 Plats, page 121, Knox County Records) of Block 16 of the original City of Galesburg, Knox County, Illinois, per Plat recorded in Volume 29 of Plats, page 70.

COMMONLY KNOWN AS: 51 North Prairie Street, Galesburg, IL 61401
PROPERTY IDENTIFICATION NUMBER: 99-10-483-024

Submitted by:
Kelli R. Bennewitz
City Clerk
City of Galesburg

Return to:
Kelli R. Bennewitz
City Clerk
City of Galesburg
P.O. Box 1387
Galesburg, IL 61401

**CONTRACT FOR PRIVATE DEVELOPMENT
PURSUANT TO THE GALESBURG, ILLINOIS
TAX INCREMENT CONSERVATION AND BLIGHTED AREA
REDEVELOPMENT PLAN AND PROJECTS IV
AND THE GALESBURG TAX INCREMENT REIMBURSEMENT PROGRAM
FOR JUDY'S KITCHEN LLC**

THIS AGREEMENT, entered into on or as of the ____ day of _____, 2026, by and between the City of Galesburg, Illinois, a municipal corporation, hereinafter called the "City", exercising its governmental powers pursuant to the 1970 Constitution of the State of Illinois, whose address is 55 West Tompkins Street, P.O. Box 1387, Galesburg, Illinois 61401, and Judy's Kitchen LLC, hereinafter called the "Redeveloper", whose address is 51 North Prairie Street, Galesburg, IL 61401.

WITNESSETH

WHEREAS, the City has adopted a program for the reconstruction of a Redevelopment Area known as the Tax Increment Redevelopment Project Area IV in Galesburg, Illinois, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. of the Illinois Revised Statutes, (hereinafter referred to as the "Act"); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted a Redevelopment Plan and Redevelopment Projects (hereinafter referred to as the "Plan") pertaining to the Redevelopment of the Tax Increment Redevelopment Project Area IV, a copy of which is on file in the office of the City Clerk of the City and available for public inspection; and

WHEREAS, the Redeveloper has proposed to rehabilitate the property located at 51 North Prairie Street, which is described in Exhibit "A" attached hereto and made a part hereof, (which said property as so described is hereinafter called the "Redevelopment Site").

WHEREAS, the City, to achieve the objectives of the Plan in accordance with the uses set forth therein, intends to assist the Redeveloper with the renovation and redevelopment at the Redevelopment Site through the payment of certain Redevelopment Assistance; and

WHEREAS the Redeveloper is willing to fund the remaining portion of the project through other sources; and

WHEREAS, the City believes that the redevelopment of the Redevelopment Site pursuant to the Plan is in the vital and best interest of the City and the health, safety, morals and welfare of its residents, and in accordance with the public purposes and provisions of the applicable federal, state, and local laws.

SECTION 1: DEFINITIONS

A. Definition of Terms.

Certain terms used in this Agreement shall have the following meanings unless their content or use clearly indicate otherwise.

“*Act*” means the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et seq. of the Illinois Compiled Statutes as amended and supplemented.

“*Agreement*” means this contract for Private Development pursuant to the Galesburg, Illinois, Tax Increment Conservation Redevelopment Plan and Project IV.

“*Authorized Representative*” means such person at the time and from time to time designated to act on behalf of the Redeveloper by written certificate furnished to the *City*, containing the specimen signature of such person and signed on behalf of the Redeveloper. Such certificate may designate an alternate or alternates.

“*City*” means the City of Galesburg, Illinois.

“*Construction Plans*” means the detailed plans, drawings, specifications and related documents along with a proposed completion schedule for the construction and or the rehabilitation of the Project to be submitted by the Redeveloper to the *City*.

“*Estimated Cost of Project*” means the cost of the Project as estimated as of the date of this *Agreement* and as reflected on Exhibit “B” attached hereto and made a part hereof.

“*Events of Default*” shall mean those occurrences, actions or lack of action which shall be construed to be a breach or failure to perform pursuant to the terms of this *Agreement* as set forth in Section 13 of this *Agreement*.

“*Final Project Cost Analysis*” means the statement of actual cost and expenses of the Project submitted by the Redeveloper to the *City* in certified form after completion of the *Project*.

“*Final Site Plan*” means the final plan submitted by the Redeveloper to the *City* which sets forth the limit of the Redevelopment Site, building locations, ingress and egress, loading areas, parking, landscaping, signage and adjoining streets including one or more elevations or sketches showing the exterior features and designs of the building(s).

“*Plan*” means the Redevelopment Plan and Redevelopment Projects (Redevelopment Plan IV) adopted by the *City* pursuant to the *Act*.

“*Project*” means the redevelopment/renovation of the *Redevelopment Site* as described in Exhibit “D”.

"Property" shall refer to the *Redevelopment Site*, within the *Redevelopment Area* being redeveloped by the Redeveloper as described in Exhibit "A" attached hereto.

"Property Tax Increment" means the net amount paid over to the *City* by the Knox County Treasurer as the *City's* share of the increment provided for under Section 8 of the *Act* and attributable to *Property Tax Increment* generated by a *Project* on a *Redevelopment Site*, unless said site is tax-exempt.

"Redevelopment Area" shall refer to the Tax Increment Redevelopment Project Area IV as approved by the *City* which is described in Exhibit "C" attached hereto.

"Redevelopment Assistance" means the monies provided by the *City* as a reimbursement to the Redeveloper for costs specified in Section 8 herein.

"Redevelopment Site" shall refer to the parcel or parcels within the *Redevelopment Area* as described in Exhibit "A" attached hereto.

B. Construction of Words.

The words "hereof", "herein", "hereunder", and other words of similar import refer to this *Agreement* as a whole.

Unless otherwise specified, reference to Articles, Sections and other subdivisions of this *Agreement* are to the designated Articles, Sections and other subdivisions of this *Agreement* as originally executed.

The headings of this *Agreement* are for convenience of references only and shall not define or limit the provision hereof.

C. Non-Limitation of Remedies.

Nothing contained herein shall in any way limit the remedies of the *City* or Redeveloper pursuant to other Sections of this *Agreement* and pursuant to law and equity in the Event of Default.

SECTION 2: REAL PROPERTY TAXES

A. Payment of Real Property

In order to assure the proper flow of tax revenues anticipated by the *City* pursuant to the *Plan*, the Redeveloper shall promptly pay all real property taxes on the *Redevelopment Site* when due.

SECTION 3: COVENANTS AND RESTRICTIONS

A. Conformance.

The Redeveloper agrees to develop the *Property* subject to the terms, covenants, building and use restrictions, and conditions in the *Plan*.

B. Non-Discrimination.

The Redeveloper agrees for itself and its successors and assigns, and every successor in interest to the *Property*, or any part thereof, that the Redeveloper and such successors and assigns, shall not discriminate in violation of all applicable Federal, State or Local laws or regulations upon the basis of race, color, religion, sex, age or national origin in the sale, lease or rental, or in the use or occupancy of the *Property* or any improvements erected or to be erected thereon, or any part thereof.

C. Exemption from Property Taxes.

The Redeveloper covenants for itself, its successors and assigns, and for all successors entitled to the *Property* here conveyed by this *Agreement* (or any portion thereof) that it shall not apply for, seek, or authorize any exemption from the imposition or paying of real property taxes on said *Property* or *Project* without first obtaining the prior written approval of the *City*; provided, however, that nothing herein shall prevent the Redeveloper or its successor's or assigns from challenging the amount of any assessment pursuant to law.

D. Duration of Covenants.

It is intended and agreed that the covenants provided in Sections 3A, 3B and 3C of this *Agreement* shall remain in effect without any time limitation, provided, that such agreements and covenants shall be binding on the Redeveloper itself, each successor in interest to the *Property*, and in every part thereof, and each party in possession or occupancy, respectfully, only for such period as such successor or party shall have title to an interest in, or possession or occupancy of the *Property*.

E. Guarantees.

The Redeveloper agrees for itself, its successors and assigns and every successor in interest to the *Property* or any part thereof, that the Redeveloper and such assigns shall guarantee the redevelopment of the *Property* through the construction of the *Project* thereon, and that such construction shall, in any event, be begun and completed in the period of time specified in Section 5F herein.

F. Covenants Running with the Land.

It is intended and agreed that the covenants referred to above shall be covenants running with the land and that they shall in any event be binding to the fullest extent permitted by law and equity, for the benefit and in favor of and enforceable by the *City*, its successors and assigns, and the *City*, the State of Illinois, and the United States of America with regard to Section 3B of this *Agreement*, and against the Redeveloper, its successors and assigns and every successor in interest to the *Property* or any part thereof or any interest therein, and any party in possession or occupancy of the *Property* or any part thereof.

G. Binding for the Benefit of the City.

It is also intended and agreed that the foregoing agreements and covenants running with the land shall in any event and without regard to technical classification or designation legal or otherwise itself be to the fullest extent permitted by law and equity binding for the benefit of the *City* and enforceable by the *City* and the State of Illinois and the United States as provided in Section 3F against the Redeveloper and its successors, assigns to or of the *Property* or any part thereof or any interest therein.

SECTION 4: CITY'S OBLIGATION

A. Duties.

The *City* without expense to the Redeveloper, except as set forth herein, (or at such earlier time or times as the Redeveloper and the *City* may agree in writing), shall in accordance with the *Plan*, provide or secure or cause to be provided or secured, the following:

B. Redevelopment Assistance.

The *City* shall provide *Redevelopment Assistance* to the Redeveloper in an amount not to exceed \$17,781.40 to reimburse the Redeveloper for property renovations as outlined in Exhibit "E", or 15% of the actual final eligible project costs for expenses as outlined in Exhibit "E", whichever is less. This disbursement shall be provided after all required documentation has been provided and approved by the *City* and annual property taxes have been paid on the *Property*.

The *Redevelopment Assistance* will be provided to the Redeveloper for eligible expenses. Eligible expenses are defined in the *Act* as Redevelopment Project Costs, which means and includes the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a Redevelopment *Plan* and a Redevelopment *Project*. Such costs may include the following: Professional service costs (costs of studies, surveys, development of plans,

and specifications and cost of marketing sites); Property assembly costs (including but not limited to acquisition of land and other property, real or personal, demolition of buildings, site preparation, site improvements that act as engineered barriers and the clearing and grading of land); Improvements to private or public buildings (Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements); Public Works (Costs of the construction of public works or improvements); and construction interest costs (during period of construction but not exceeding thirty-six (36) months, such payments in any one year shall not exceed 30% of annual interest costs incurred by the Redeveloper in that year).

SECTION 5: REDEVELOPER OBLIGATION AND RIGHTS

A. Guarantees.

In consideration of the *Redevelopment Assistance* to be provided by the *City*, the Redeveloper guarantees the construction of the project. Specifically, the Redeveloper guarantees the TIF eligible activities shall be completed and the private funding required to complete the property renovations, as outlined in Exhibit “E” and described in Exhibit “D”, shall be completed at an estimated cost of \$118,542.65.

B. Submission of Construction Plans.

Prior to the commencement of renovation, the Redeveloper shall submit to the *City* for its approval, which approval shall not be unreasonably withheld, the *Construction Plans* which reflect the renovation and related improvements on the *Redevelopment Site*.

C. Conformance to Construction Plans.

All work with respect to the *Project* to be constructed, renovated or provided by the Redeveloper on the *Property* shall be in substantial conformity with the *Construction Plans*.

D. Changes in Construction Plans.

If the Redeveloper desires to make any substantial change which materially changes the exterior appearance, function or structural integrity of the *Project*, whether prior to or subsequent to the funding of the *Redevelopment Assistance*, the Redeveloper shall submit the proposed change to the *City* Community Development Department for approval. If the *Construction Plans*, as modified by the proposed change, meet all applicable legal requirements, and do not create a substantial change in the nature or aesthetics of the *Project*, the *City* Community Development Department shall approve the proposed change and notify the Redeveloper in writing of its approval.

E. Construction Plans Process.

The Redeveloper shall utilize the *City's* existing plan review and permitting process for the review, approval and modifications of *Construction Plans*. Said process shall be separate from this *Agreement*.

F. Time Limitations.

The construction and improvements referred to herein shall be substantially completed by April 30, 2026.

G. Improvements, Commencement and Completion Requirements.

1. Commencements. The Redeveloper agrees for itself, its successors and assigns, that it shall promptly begin and diligently prosecute to completion the redevelopment of the *Property* through the construction of the *Project* thereon pursuant to the approved *Construction Plans* and in accordance with any approved changes.

2. Conformance to Federal, State and Local Requirements. The Redeveloper shall use its best efforts to see that all work with respect to the *Project* shall conform to all applicable Federal, State and local laws, regulations and ordinances including but not limited to construction codes, life safety codes, Illinois Accessibility Code, and development ordinance requirements.

3. Remedies. In addition to all the available remedies provided by this Agreement, the City shall have all available remedies pursuant to law and equity to remedy defects and recover damages in the event of any violation of sections 5(G)(1) and 5(G)(2) immediately preceding.

4. Lien Waivers. Prior to receiving the *Redevelopment Assistance*, the Redeveloper shall provide proof to the City that all contractors and subcontractors involved with the property renovations have been paid in full and no liens have been filed on the *Property*.

H. Financing Authorization and Commitment.

Prior to any disbursement of *Redevelopment Assistance* funds by the City, the Redeveloper shall submit to the City evidence that the Redeveloper has the appropriate authorization to proceed and has sufficient funds available or financing in place to cover the costs associated with the private share of the project.

I. Progress Reports.

Until construction of the *Project* has been completed, the Redeveloper shall make progress reports to the City when milestone dates are achieved, or upon special requests of the City in such detail as may be reasonably requested by the City.

J. Termination of Duties.

All duties, conditions, restrictions and obligations placed hereunder upon the Redeveloper and the *Property* shall terminate when the Redeveloper has completed the renovation project related to eligible *Project* costs as listed in Exhibit “E” or when the Tax Increment Financing District IV expires, whichever occurs sooner.

SECTION 6: REPRESENTATIONS OF THE REDEVELOPER

The Redeveloper represents, warrants and agrees as the basis for the undertakings on its part herein contained that:

A. Organizational and Authorization.

The Redeveloper is: Judy’s Kitchen LLC
51 North Prairie Street
Galesburg, IL 61401

B. Use of Proceeds.

All the proceeds from the *Redevelopment Assistance* funds will be used by the Redeveloper for eligible *Project* expenses as listed in Exhibit “E”.

C. Location of Project.

The *Project* will be located on the *Redevelopment Site*.

D. Estimated Costs.

The Estimated Cost of the *Project* is set forth in Exhibit “B” attached hereto.

E. Changes in Acquisition or Construction of Project.

The *Project* consists and will consist of the properties described in Exhibit “A” attached hereto and no changes shall be made in the renovation of the *Project* which will have the effect of impairing the effective use or character of the *Project* as contemplated by this *Agreement*.

F. Conformance with Requirement and Regulation.

The Redeveloper has examined and is familiar with all the building regulations and development ordinances and land use regulations of the *City*, and the covenants, conditions and restrictions contained herein affecting the *Property* and the *Project*, and covenants that it shall use

its best efforts to see that the *Construction Plans* and construction of the *Project* are in accordance with the *Construction Plans* and will in all respects conform to and comply therewith.

SECTION 7: ADDITIONAL COVENANTS OF THE REDEVELOPER

A. Indemnification Covenants.

Until such time as an occupancy permit is issued for the *Project*, at which time the agreements and covenants of this Section 7A shall no longer be binding and enforceable, the Redeveloper agrees for itself, its successors and assigns, to indemnify and save the *City* and its officers and employees harmless against claims by or on behalf of any person, firm or corporation arising from the conduct or management of, or from any work or thing done on the *Project* while the *Redevelopment Area* remains in existence and against and from all claims arising from (i) any condition of the *Project* (ii) any breach or default on the part of the Redeveloper or its successors and assigns in the performance of any of its obligations under this *Agreement* (iii) any act of negligence of any assignee or lessee of the Redeveloper, or any agents, contractors, servants, employees or licensees (iv) any act of negligence of any assignee or lessee of the Redeveloper, or of any agents, contractors, servants, employees or licensees of any assignee or lessee of the Redeveloper, or (v) any performance by the *City* of any act required under this *Agreement* or requested by the Redeveloper or its successors and assigns other than negligent or willful misconduct of the *City*. The Redeveloper agrees to indemnify and save the *City* harmless from and against all costs and expenses incurred in or in connection with any such claim arising as foresaid or in connection with any action or proceeding brought thereon. In case any such claim is made or action brought based upon any such claim in respect of which indemnity may be sought against the Redeveloper, upon receipt of notice in writing from the *City* setting forth the particulars of such claim or action, the Redeveloper shall assume the defense thereof including the employment of counsel and the payment of all costs and expenses. The *City* shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of the *City* unless the employment of such counsel has been specifically authorized by the Redeveloper.

B. Insurance.

The Redeveloper agrees to maintain all necessary insurance with respect to the *Project* in accordance with the requirements of this *Agreement*.

C. Maintenance and Repair.

The Redeveloper agrees that it will maintain and repair the *Project* in accordance with the requirements of this *Agreement*.

SECTION 8: REDEVELOPMENT ASSISTANCE

A. Redevelopment Assistance to Redeveloper.

The *City* agrees, upon the terms and conditions of this *Agreement*, to provide *Redevelopment Assistance* to the Redeveloper for eligible *Redevelopment Assistance* expenses, as listed in Exhibit ‘E’. Said *Redevelopment Assistance* shall be in accordance with the guidelines set forth in Section 4.B. of this *Agreement*.

B. Permitted Expenditures.

No funds may be disbursed from the *City* to Redeveloper unless they are for the purpose of paying eligible Redevelopment Project Costs which are permitted in the Act in Section 11-74.4-3 (q), as it may be amended from time to time as designated in Exhibit “E”.

C. Disbursement From Redevelopment Assistance Fund.

The *City*, pursuant to the terms and conditions of this *Agreement* shall provide *Redevelopment Assistance* from the *City’s* TIF IV Central/East Main Street Fund, to the extent of fund availability, to the Redeveloper for the eligible costs connected with the *Project* as set forth on Exhibit “E” attached hereto. Said disbursement shall be made at the completion of the project and after all required documentation has been provided to, and approved by, the *City*.

D. Modification of Expenditures.

The items set forth in Exhibit “E” to be funded from the Redevelopment Assistance Fund may be modified by increasing or decreasing the cost of a particular item by adding or deleting items from the list provided, contingent upon those items being eligible costs. However, the total amount to be funded shall not exceed \$17,781.40 (Seventeen Thousand Seven Hundred Eighty One Dollars and Forty Cents) and further, provided that any such modification shall conform to the requirements of subsection 8B and the requirements of this *Agreement*. The Redeveloper shall make a request for modification in writing to the *City*. If such modification conforms to the requirements of this *Agreement*, the *City* shall approve the proposed change and notify the Redeveloper in writing of its approval.

E. Conditions Precedent to Disbursement.

Prior to beginning the property renovations, unless waived by the *City* in writing, the Redeveloper will furnish to the *City* the following, all to be satisfactory in both form and substance to the *City*, which shall be conditions precedent to the *City's* disbursement of funds from the *Redevelopment Assistance* Fund. Any item, the production of which has not been waived by the *City*, shall be furnished by the Redeveloper to the *City* as soon as reasonably available.

1. Evidence of funds available for completion of the *Project*.
2. Necessary and appropriate construction permits;
3. Satisfactory proof that policies of insurance of all types and coverages required under the term of this *Agreement* have been obtained and are in force;
4. Contracts and subcontracts covering the construction of the *Project*.
5. Labor, material, performance and payment bond or bonds issued by a Company acceptable to the City for any contractor, subcontractor or subcontractors, with the City named as dual obligee;
6. Upon completion of the *Project*, the *Final Project Cost Analysis* and documentation showing all actual *Redevelopment Assistance* costs of the *Project*;
7. Provide at the completion of the property renovations, proof that all contractors and subcontractors have been paid in full (lien waivers) and no liens have been filed on the *Property* and no outstanding claims for payment or bills for work performed exist on the *Project* or *Property*;

F. Time for Payment of Requisitions.

If the *City* shall so require, thirty (30) days shall intervene between the date of receiving the request of the *Redevelopment Assistance* payment and the date upon which the *City* shall be obligated to effect such payment, provided all conditions in this *Agreement* have been met to allow the release of payment by the *City*.

SECTION 9: CONSTRUCTION OF THE IMPROVEMENTS

A. Commencement and Completion.

Redeveloper shall cause the renovations of the *Project* to be commenced and to be prosecuted with due diligence and in good faith, and without delay. Redeveloper shall cause the *Project* to be constructed in a good and workmanlike manner in accordance with the *Construction Plans* and in all respects in compliance with all applicable laws, rules, permits, requirements and regulations of any governmental agency or authorities having or exercising jurisdiction over the *Property* or the *Project* and will not cause, permit or allow any substantial deviation from the *Construction Plans* without prior written consent of the *City*.

B. Contract Prohibitions.

Unless otherwise previously agreed by the *City* in writing, all contracts let by Redeveloper or Redeveloper's contractor in connection with construction of the *Project* shall contain a prohibition against any material change without the *City's* prior written consent.

SECTION 10: INSURANCE

Prior to any disbursement from the *Redevelopment Assistance* Fund, Redeveloper or Redeveloper's contractor shall procure and deliver to the *City* at Redeveloper's or such contractor's cost and expense, and shall maintain in full force and effect until each and every obligation contained herein has been fully paid, or performed, a policy or policies of comprehensive liability insurance and during any period of construction contractor's liability insurance with liability coverage under the comprehensive liability insurance to be not less than \$1,000,000 (One Million Dollars) each occurrence and \$2,000,000 (Two Million Dollars) total. All such policies shall be in such form and issued by such companies as shall have been approved by the *City* to protect the *City* and Redeveloper against any liability incidental to the use of or resulting from any accident occurring in or about the *Project*. Each such policy shall contain an affirmative statement by the issuer thereunder to give written notice to the *City* at least 30 (thirty) days prior to any cancellation or amendment of its policy.

SECTION 11: RIGHTS OF INSPECTION

The *City* or its designee shall have the right at any time to enter upon the *Property* for the purposes of inspection and if the *City* in its judgment, determines that any work and materials are not in substantial conformity with the *Construction Plans*, as the same were theretofore approved in writing by the *City*, or with any applicable laws, regulations, permits, requirements or rules of any governmental authority having or exercising jurisdiction thereover or not otherwise in conformity with sound building practices, the *City* shall have the right to stop the work and to order replacement or correction of any such work or materials regardless of whether or not such work or materials have theretofore been incorporated into the *Project*. Inspection by the *City* of the *Property* or the *Project* shall be for the sole purpose of protecting the security for the *Redevelopment Assistance* and shall not be construed as a representation by the *City* that there has been compliance with the *Construction Plans* or that the *Project* will be or are free of faulty materials or workmanship, or a waiver of any rights the *City* or any other party may have against Redeveloper or any other party for non-compliance with the *Construction Plans*.

SECTION 12: PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

A. Representation as to Purpose.

The Redeveloper represents and agrees that its redevelopment of the *Redevelopment Site*, and its other undertakings pursuant to this *Agreement*, are, and will be used, for the redevelopment of the *Property* only.

B. Prohibition Against Transfer of Property and Assignment of Agreement.

The Redeveloper represents and agrees for itself and its successors and assigns, that:

1. Prohibitions. Except only by way of security for a First Mortgage and only for the purpose of obtaining financing necessary to enable the Redeveloper or any successor in interest to the *Redevelopment Site*, or any part thereof, to perform its obligations with respect to the *Project* under this *Agreement*, the Redeveloper has not made or created, and it will not make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or lease, or any trust or power, or transfer in any other mode or form of or with respect to the *Agreement* or the *Property*, or any part thereof or any interest therein, or any contract or agreement to do any of the same, except for utility easements, without prior written approval by the *City*.

SECTION 13: EVENTS OF DEFAULT AND REMEDIES

A. Events of Default.

The following shall be *Events of Default* with respect to this *Agreement*:

1. If any material representation made by the Redeveloper in this *Agreement*, or in any certificate, notice, demand or request made by the Redeveloper, in writing and delivered to the *City* pursuant to or in connection with any of said documents shall prove to be untrue or incorrect in any material respect as of the date made; or
2. Default in the performance or breach of any covenant contained in this *Agreement* concerning the covenant of Redeveloper with regard to its existence and ownership of the *Property*; or
3. Default in the performance or breach of any other covenant, warranty or obligation of the Redeveloper in this *Agreement* and continuance of such default or breach for a period of 30 (thirty) days after Redeveloper has actual knowledge thereof; or
4. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Redeveloper in an involuntary case under the federal bankruptcy laws,

as now or hereafter constituted, or any other applicable Federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Redeveloper for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstated and in effect for a period of 60 (sixty) consecutive days; or

5. The commencement by the Redeveloper of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by any such entity to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of the Redeveloper or of any substantial part of such entity's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Redeveloper generally to pay such entity's debts as such debts become due or the taking of action by the Redeveloper in furtherance of any of the foregoing.

B. Remedies on Default.

1. Except as otherwise provided in this *Agreement*, in the event of any default in or breach of this *Agreement*, or any of its terms or conditions, by either party hereto or any successors to such party, such party or successor, upon written notice from the other, shall take immediate action to cure or remedy such default or breach, and, in any event, within 60 (sixty) days after receipt of such notice. In case such action is not taken, or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including but not limited to, proceedings to compel specific performance by the party in default or breach of its obligations.
2. In case the *City* shall have proceeded to enforce its rights under this *Agreement* and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the *City*, then and in every such case the Redeveloper and the *City* shall be restored respectively to their several positions and

rights hereunder, and all rights, remedies and powers of the Redeveloper and the *City* shall continue as though no such proceedings had been taken.

C. Agreement to Pay Attorney's Fees and Expenses.

In the event the Redeveloper should default under any of the provisions of this *Agreement* and the *City* should employ attorneys or incur other expenses for the collection of the payments due under this *Agreement* or the enforcement of performance or observance of any obligation or agreement on the part of the Redeveloper herein contained the Redeveloper agrees that it will on demand therefore pay to the *City* the reasonable fees of such attorneys and such other expenses so incurred by the *City*.

In the event the *City* should default under any of the provisions of this *Agreement* and the Redeveloper should employ attorneys or incur other expenses for the collection of the payments due under this *Agreement* or the enforcement of performance or observance of any obligation or agreement on the part of the Redeveloper herein contained the *City* agrees that it will, on demand therefore, pay to the Redeveloper the reasonable fees of such attorneys and such other expenses so incurred by the Redeveloper.

SECTION 14: OTHER RIGHTS AND REMEDIES OF CITY AND REDEVELOPER

A. No Waiver By Delay.

Any delay by the *City* or the Redeveloper in instituting or prosecuting any actions or proceedings or otherwise asserting its rights shall not serve to waive or to deprive it of or limit such rights in any way (it being the intent of this provision that the *City* or Redeveloper should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedy provided in this Section because of concepts of waiver, laches or otherwise) to exercise such remedy at a time when it may still hope to otherwise resolve the problems created by default involved; nor shall any waiver in fact made by the *City* or Redeveloper with respect to any specific default by the Redeveloper or the *City* under this Section be considered or treated as a waiver of the rights of the *City* or the Redeveloper with respect to any other defaults by the Redeveloper, or the *City* under this Section or with respect to any defaults under any Section in this *Agreement* or with respect to the particular default, except to the extent specifically waived in writing by the *City* or the Redeveloper.

B. Rights and Remedies Cumulative.

The rights and remedies of the parties to this *Agreement* (or their successors in interest) whether provided by law or by this *Agreement*, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the time or different time, of any such remedies for the same default or breach by the other party. No waiver made by either such party with respect to the performance, nor the manner of time thereof, or any obligation of the other party or any condition as to its own obligation under this *Agreement* shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

SECTION 15: DELAY IN PERFORMANCE

For the purposes of any of the provisions of this *Agreement* except with regard to payment of real property taxes or guarantees as provided herein, neither the *City*, nor the Redeveloper, as the case may be, nor any successor in interest, shall be considered in breach of, or default in, its obligations with respect to the preparation of the *Property* for redevelopment, or the beginning and completion of construction of the *Project*, or progress in respect thereto, in the event of enforced delay in the performance of such obligations due to unforeseeable cause beyond its control and without its fault or negligence, including, but not restricted to acts of God, acts of the public enemy, acts of federal, state or local government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, acts of nature, unusually severe weather or delays of subcontractors due to such causes; it being the purpose and intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of the obligations of the *City* with respect to the preparation of the *Property* for Redevelopment or of the Redeveloper with respect to construction of the *Project* as the case may be, shall be extended for the period of the enforced delay. Provided, that the party seeking the benefit of the provisions of this Section, shall have first notified the other party thereof in writing, of the cause or causes thereof, and requested an extension of the period of enforced delay. Such extensions of schedule shall be agreed to in writing by the parties hereto.

SECTION 16: EQUAL EMPLOYMENT OPPORTUNITY

The Redeveloper, for itself and its successors and assigns, agrees that during the construction of the *Project* provided for in this *Agreement* that the following will apply:

A. Non-Discrimination.

The Redeveloper will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, or national origin. The Redeveloper will take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Redeveloper agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the *City* setting forth the provisions of this non-discrimination clause.

B. Advertising.

The Redeveloper will, in all solicitations or advertisements for employees placed by or on behalf of the Redeveloper, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin or state the Redeveloper is an Equal Opportunity Employer and will include a display of the EOE logo in said advertisement.

C. Non-Compliance.

In the event of the Redeveloper's final determination of non-compliance with the non-discrimination clauses of this Section, this *Agreement* may be canceled, terminated, or suspended in whole or in part, upon written notification to the Redeveloper of a sixty (60) day cure period to remedy the non-compliance issue to the satisfaction of the *City*.

D. Mandatory Inclusion of Provisions.

The Redeveloper will include the provisions of Paragraphs "A" through "C" of this Section in every contract or purchase order, and will require the inclusions of these provisions in every subcontract entered into by any of its contractors, unless exempted by rules, regulations, so that such provisions will be binding upon each such contractor, subcontractor, or vendor as the case may be.

SECTION 17: TITLES OF ARTICLES AND SECTIONS

Any titles of the several parts, Articles and Sections of this *Agreement* are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

SECTION 18: CONFLICT OF INTEREST

No member, officer, or employee of the *City* or its designees or agents and no member of the governing body of the *City* during his or her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract or the proceeds thereof, with respect to which this *Agreement* shall apply.

SECTION 19: NOTICES

All notices required and provided for in this *Agreement* shall be sent to the following parties on behalf of the *City* and the Redeveloper.

To the *City*: City Manager
 55 West Tompkins Street
 P.O. Box 1387
 Galesburg, Illinois 61402-1387

with the copies to the City Attorney.

To Redeveloper: Judy's Kitchen LLC
 51 North Prairie Street
 Galesburg, IL 61401

All notices shall run from the date received, and all notices shall be delivered by certified or registered mail.

SECTION 20: COUNTERPARTS

If the *Agreement* is executed in two or more counterparts, each shall constitute one and the same instrument and each shall be recognized as an original instrument.

IN WITNESS WHEREOF, the parties hereto have executed this *Agreement* and caused their respective seals to be affixed and attested thereto as of the date first written above in this *Agreement*.

CITY: CITY OF GALESBURG, ILLINOIS
a Municipal Corporation

By: _____
Peter Schwartzman, Mayor

Attest: _____
Kelli R. Bennewitz, City Clerk

REDEVELOPER: Judy's Kitchen LLC

By: _____
Jingjie Wang, Owner

Attest: _____

EXHIBIT "A"

REDEVELOPMENT SITE

LEGAL DESCRIPTION

Lot 2 of WAIK Subdivision, being a Subdivisioon of Lot 31 and part of the alley in the 1905 Subdivision (7 Plats, page 121, Knox County Records) of Block 16 of the original City of Galesburg, Knox County, Illinois, per Plat recorded in Volume 29 of Plats, page 70.

COMMONLY KNOWN AS: 51 North Prairie Street, Galesburg, IL 61401

PROPERTY IDENTIFICATION NUMBER: 99-10-483-024

EXHIBIT “B”**ESTIMATED COSTS OF PROJECT
51 North Prairie Street**

CATEGORY		COST ESTIMATE
Property Renovations	\$	
Kitchen Renovation	\$	99,299.32
Exterior Awning	\$	9,743.33
Design Costs	\$	9,500.00
TOTAL PROJECT COSTS		\$ 118,542.65

EXHIBIT "C"

Tax Increment Redevelopment Project Area IV (Redevelopment Area)

LEGAL DESCRIPTION

Commencing at the apparent point of intersection of the West right-of-way of South Cedar Street and the South right-of-way line of West South Street; thence Northerly along said West right-of-way line of South Cedar Street to the point of intersection with the North right-of-way line of West Tompkins Street; thence Easterly along the North right-of-way line of West Tompkins Street to the West right-of-way line of South Broad Street; thence Northerly along the West right-of-way line of South Broad Street to the South right-of-way line of West Simmons Street; thence Westerly along the South right-of-way line of West Simmons Street to the point of intersection with the West right-of-way line of South Cedar Street; thence Northerly along said South Cedar Street right-of-way line to the point of intersection with the North line of Lot 12 in Block 23 of the Original Town of Galesburg; thence Westerly along the North line of Lots 7 through 12 in Block 23 of the Original Town of Galesburg to the point of intersection with the East right-of-way line of South West Street; thence Southerly along said right-of-way line to the point of intersection with the South right-of-way line of West Simmons Street; thence Westerly along said right-of-way line to the point of intersection with the West right-of-way line of South Academy Street; thence Northerly along said right-of-way to the point of intersection with the North right-of-way line of West Main Street; thence Northerly along said Academy Street right-of-way to the point of intersection with the South line of Block 21 of the original Town of Galesburg extended; thence Easterly along said extended South Line of Block 21 to the point of intersection with the West right-of-way line of North West Street; thence Northerly along said right-of-way line to the South line of Lot 14 of Block 21 of the Original Town of Galesburg; thence Westerly along the South line of Lot 14 and Lots 3 through 6 of Block 21 of the Original Town of Galesburg extended to the point of intersection with the West right-of-way line of North Academy Street; thence Northerly along said right-of-way line to the point of intersection with the Northerly right-of-way line of the BNSF Railway; thence Southwesterly along said right-of-way line to the point of intersection with the extended West right-of-way line of Cedar Avenue; thence Northerly along said right-way to the point of intersection with the South line of Lot 5 of Fanita F. Welsh's Subdivision extended to the West; thence Easterly along said extended South line to Southeast corner of said Lot; thence Northerly along the East line of said Lot 5 to the point of intersection with the extended north right-of-way line of West Water Street; thence Easterly along the extended North right-of-way line of West Water Street to the Southwest corner of Lot 12 of a Subdivision of Original Lots 5, 6, 7 and 8 of block 7 of Original Plat of Galesburg as recorded in a Revenue Plat of 1904; thence Northerly along the West line of said Lot 12 to the Southeast corner of Lot 13 of a Subdivision of Original Lots 5, 6, 7 and 8 of block 7 of Original Plat of Galesburg as recorded in a Revenue Plat of 1904; thence Easterly along the South line of said Lot 13 3 rods; thence Northerly 3 rods to a point on the North line of said Lot 12 3 rods east of East line of said Lot 13; thence Easterly along the North line of Lots 12 and 11 of a Subdivision of Original Lots 5, 6, 7 and 8 of block 7 of Original Plat of Galesburg to the point of intersection with the West right-of-way line of North West Street; thence Northerly along the extended West right-of-way line of North West Street to the point of intersection with the North right-of-way line of West North Street; thence Easterly along the North right-of-way line of North Street to the point of intersection with the South line of the Sanitary District Channel; thence Northeasterly along said line of the Sanitary Channel to the West right-of-way line of North Seminary Street; thence Northeasterly to the Southwest corner of Block 1 of Peck & Woods Addition to the Town of Galesburg; thence Easterly along the South line of Block 1 of Peck & Woods Addition to the point of intersection with the South line of the Galesburg Sanitary District Channel; thence Easterly along said Channel extended to the point of intersection with the East right-of-way line of North Chambers Street; thence Southerly along said right-of-way to the Southwest corner of Lot 12 of the Subdivision of Lots 1 and 11 through 18 of J. S. Chamber's Subdivision of Lots 1, 3, 4 and 5 of Block 1 of Matthew Chamber's Addition to the City of Galesburg; thence Easterly along the South line of said Lot 12 to the Southeast corner of Lot 12; thence Northerly along the East line of said Lot 12 to the Northeast corner of said Lot 12; thence Easterly along the South line of Lot 2 of Block 1 of Matthew Chamber's Addition to Galesburg to the Southeast corner of said Lot 2; thence Southerly along the West line of Lot 21 of Payne's Addition to Galesburg to the Southwest corner of said Lot 21; thence Easterly along the South line of said Lot 21 extended to the point of intersection with the East right-of-way line of Sumner Street; thence Northerly along said right-of-way line to the Southwest corner of Lot 29 of the Subdivision of 1898 of Original Lots 1 through 4 of Payne's Addition to the City of Galesburg; thence Easterly along the south line of said Lot 29 to the Southeast corner of Lot 29; thence Northerly along East line of Lot 29 to the Southwest corner of Lot 7 of the Subdivision of Lots 7, 8, 9, 10 and 19 of Green & McCoy's Addition; thence Easterly along the South line of said Lot 7 extended to the point of intersection with the West right-of-way line of the BNSF Railway; thence Northeasterly along said right-of-way to the point of intersection with the extended South line of Lot 40 of a Subdivision of Lots 14 & 18 of 10 Acre Lot 4 and Lot 21

of 10 Acre Lot 5 of Arnold's Subdivision of 10 Acre Lot 5 and Lot 7 of 10 Acre Lot 4 of Original Plat of Galesburg; thence Easterly along said extended South line to the point of intersection with the East line of Arnold's Subdivision of 10 Acre Lot 5; thence Northerly along said East line to the Southwest corner of Lot 22 of Arnold's Subdivision of 10 Acre Lot 5; thence Easterly along said South line to the point of intersection with the West right-of-way line of Lincoln Street; thence Southerly along the West right-of-way line of Lincoln Street to the Southeast corner of Lot 29 of Arnold's Subdivision of 10 Acre Lot 5; thence Easterly along the extended South line of Lot 5 of Arnold's Subdivision of 10 Acre Lot 5 to the Southeast corner of said Lot 5; thence Southerly along the West line of Lot 13 of Burgland and Johnson's Subdivision to the Southwest corner of said lot 13; thence Easterly along the South line of said Lot 13 extended to the point of intersection with the East right-of-way line of Fulton Street; thence Southerly along said right-of-way to the point of intersection with the North right-of-way line of East Main Street; thence Easterly along said right-of-way line to the Southeast corner of Lot 34 of Scripp's Subdivision; thence Northerly along the East line of said Lot 34 of said Subdivision to the Northwest corner of Lot 33 of said Subdivision; thence Easterly along the North line of said Lot 33 of said Subdivision to the Southeast corner of Lot 35 of said Subdivision; thence Northerly along the East line of said Lot 35 of said Subdivision to the Northeast corner of Lot 35 of said Subdivision; thence Easterly along the extended South line of Lot 29 of Scripp's Subdivision to the West right-of-way line of North Whitesboro Street; thence Northerly along said right-of-way line to the point of intersection with the extended North line of the Subdivision of Lots 3, 4 and 5 Block 1 of Campbell's Addition; thence Easterly along said extended North line to the West line of Summit Addition; thence Northerly 1 rod along the West line of Summit Addition to the northwest corner of Lot 1 of Summit Addition; thence Easterly along the North line of said Lot 1 to the Northeast corner of said Lot 1; thence Southerly 1 rod to the Northwest corner of Lot 2 of Summit Addition; thence Easterly along the North line of said Lot 2 to the Northwest corner of Lot 9 of Summit Addition; thence Southerly along the West line of said Lot 9 to the Southwest corner of Lot 9; thence Easterly along the South line of Lot 9 extended to the Northwest corner of Lot 19 of the Resubdivision of Original Lots 1, 2 & 3 of Block 2 of Summit Addition as recorded in a Revenue Plat of 1904; thence Easterly along the North line of said Lot 19 to the Northeast corner of Lot 19; thence Southerly to the Southwest corner of Lot 7 of the Resubdivision of Block 2 of the Summit Addition; thence Easterly along the South line of said Lot 7 extended to the point of intersection with the East right-of-way line of Arnold Street; thence Easterly along the extended South line of Lot 7 of M. J. Kitchell's Subdivision to the West right-of-wayline of North Farnham Street; thence Northerly along said right-of-way to the point of intersection with the extended North line of Lot 7 of Block 1 of Olof Hawkinson's Addition; thence Easterly along the extended North line of Lots 7 and 8 in Blocks 1, 2 and 3 and Lot 4 in Block 4 of Olof Hawkinson's Addition to the point of intersection with the East line of Olof Hawkinson's Addition; thence Easterly along the extended North line of Lot 4 in Block 4 and Lot 27 in Block 3 of the Washington Addition to the Northeast corner of said Lot 27; thence Southerly along the East lines of lots 27 and 28 of Block 3 of the Washington Addition to the Southeast corner of Lot 28; thence Westerly along the South line of said Lot 28 extended to the point of intersection with the West right-of-way line of Chestnut Street; thence Southerly along said right-of-way line to the point of intersection with the North right-of-way line of East Main Street; thence Westerly along said North right-of-way of East Main Street to the point of intersection with the extended East line of lot 4 in Block 5 of the Factory Addition; thence Southerly along the extended East line of Lots 4 and 9 of Block 5 of Factory Addition to the point of intersection with the south right-of-way line of Washington Street; thence Westerly along said South right-of-way line to the point of intersection with the West right-of-way line of Illinois Avenue; thence Northerly along said West right-of-way line to the Southeast corner of Lot 7 in Block 1 of N. T. Allen's Subdivision; thence Westerly along the extended South line of Lots 6 and 7 in Blocks 1 and 2 of N. T. Allen's Subdivision to the point of intersection with the West right-of-way line of South Farnham Street; thence Northerly along said right-of-way line to the Southeast corner of Lot 1 in block 1 of the Resubdivision of Blocks 1, 2, 3 and 4 of the Hayner's Addition; thence Westerly along the extended South line of Lots 1 through 9 in Block 1 and Lots 1 through 6 of Block 2 to the Southwest corner of Lot 6 in Block 2 of said Resubdivision of Hayner's Addition; thence Northerly 55 feet along the West line of Lot 6 in Block 2 of the Resubdivision of Blocks 1, 2, 3 and 4 of Hayner's Addition; thence Westerly to the East line of said Lot 7 to a point 55 feet North of the South line of Lot 7; thence Southerly 5 feet along the West line of said Lot 7 to a point 50 feet North of the South line of said Lot 7; thence Westerly to a point on the East right-of-way line of Locust Street 50 feet North of the Southwest corner of Lot 9 in block 2 of said Resubdivision of Hayner's Addition; thence Southerly along said right-of-way line to the Southwest corner of said Lot 9; thence Westerly along the extended South Lines of Lots 1-5 in Block 1 of Frost's Addition and Lot 23 of the Revenue Plat of 1904 of a Subdivision of Original Lots 1, 2, 3, 5, 6, 7, 8, 9 & 12 of Block 2 of Frost's Addition to the Southwest corner of said Lot 23; thence Northerly along the West line of said Lot 23 to the point of intersection with the South right-of-way line of East Main Street; thence Westerly along said South right-of-way line to the point of intersection with the West line of Lot 27 of said Revenue Plat of 1904; thence Southerly along said West line of Lot 27 to the point of intersection with the south line of said lot; thence Easterly along the South line of said Lot 27 to the Northernmost corner of Lot 14 of Block 2 of Frost's Addition; thence Southwesterly along the Northwest line of said Lot 14 extended to the point of intersection with the South right-of-way line of Grand Avenue; thence Northwesterly along said right-of-way to the Northernmost corner of Lot 4 in Block 3 of Frost's Addition; thence Southwesterly along the Northwest line of said Lot 4 to the Westernmost corner of said Lot 4; thence Southeasterly along the Southwest line of said Lot 4 to the point of intersection with the North line of Lot 13 in block 3 of Frost's

Addition; thence Westerly along the North line of Lots 13 and 14 in block 3 of Frost's Addition to the East right-of-way line of Pine Street; thence Southerly along said right-of-way to the point of intersection with the extended centerline of the vacated alley in the Subdivision of the South Half of Original 5 Acre Lot 6; thence Westerly along the said extended centerline of the vacated alley to the point of intersection with the West line of Lot 1 in the Subdivision of the South Half of Original 5 Acre Lot 6; thence Northerly along the West line of Lots 1 and 10 in said Subdivision to the Northeast corner of Lot 6 in the Resubdivision of Original 5 Acre Lots 5 and 6 of the Original Plat of Galesburg; thence Westerly along the North line of Lots 2 through 6 of said Resubdivision to the northwest corner of Lot 2; thence Northerly along the West line of said Resubdivision to a point 18 feet North of the South line of Lot 4 in block 4 of Sheldon Allen's Subdivision of Original 5 Acre Lots 3 and 4; thence Westerly along a line 18 feet north of the South line of said Lot 4 to the point of intersection with the East right-of-way line of Allens Avenue; thence Southerly along said right-of-way line to the point of intersection with the South right-of-way line of Mulberry Street; thence Westerly along said South right-of-way line to the point of intersection with the East right-of-way line of Cottage Avenue; thence Southerly along said right-of-way line to the point of intersection with the South right-of-way line of East South Street; thence Westerly along the South right-of-way line of East South Street to the point of intersection with the West right-of-way line of South Kellogg Street; thence Northerly along said West right-of-way to a point 116.1 feet South of the South right-of-way line of E Simmons Street; thence Westerly 65 to the point of intersection with the extended East line of C. L. Brown's Subdivision; thence northerly along said extended East line to the Southeast corner of Lot 3 in C. L. Brown's Subdivision; thence Westerly along the South line of C. L. Brown's Subdivision to the Southwest corner of said Subdivision; thence Westerly along the South line of the Custer-Cox Resubdivision to the Southwest corner of said Resubdivision; thence Westerly along the South line of Lots 2 and 3 in the Subdivision of Block 30 of the Original Plat of Galesburg extended to the point of intersection with the West right-of-way line of South Prairie Street; thence Northerly along said right-of-way to the point of intersection with the South right-of-way line of East Simmons Street; thence Westerly along said right-of-way to the Northeast corner of Lot 3 of Block 31 in the Original Plat of Galesburg; thence Southerly along the East line of Lot 3 extended to the Northwest corner of Lot 17 of the Resubdivision of the North 1/3 of Original Lots 9 and 10, the South 12 Feet of Original Lots 1 and 2 and the South 3 Feet of Original Lot 3 in Block 31 of the Original Town; thence 10 feet West perpendicular to the West line of said Lot 17; thence 26.5 feet South to a point on the South line of Lot 20 of said Resubdivision; thence Westerly along the South line of Lot 20 to the Northwest corner of Lot 10 in said Resubdivision; thence Southerly along the West line of Lots 10 and 11 of said Resubdivision to the point of intersection with the North right-of-way line of E Tompkins Street; thence Westerly 15 feet along said North right-of-way line; thence North 95 feet perpendicular to the North right-of-way of East Tompkins Street; thence West 60 feet; thence North 28.75 feet; thence West 123 feet to the East right-of-way line of South Cherry Street; thence Southerly along the East right-of-way line of South Cherry Street to the point of intersection with the South right-of-way line of East South Street; thence Westerly along said South right-of-way to the point of beginning; excluding Tax Increment Financing District 1, more particularly described as a tract of land commencing at the point of intersection of the North right-of-way line of East Main Street and the West right-of-way line of North Kellogg Street which is the point of beginning; thence Easterly along the North right-of-way line of East Main Street to the point of intersection with the East right-of-way line of South Chambers Street; thence Southerly along said Chambers Street right-of-way to the point of intersection with the South right-of-way line of Mulberry Street; thence Westerly along said Mulberry Street right-of-way to the point of intersection with the West right-of-way line of South Seminary Street; thence Northerly along said right-of-way line to the South right-of-way line of East Simmons Street; thence Westerly along said Simmons Street right-of-way to the point of intersection with the West right-of-way line of South Kellogg Street; thence Northerly along said right-of-way line to the point of beginning; also excluding Lots 3 through 10, 27 and 29 through 31 of the Subdivision of Block 17 of the City of Galesburg; being a tract of land containing 287 acres, more or less.

EXHIBIT “D”
PROJECT DESCRIPTION
51 North Prairie Street

The kitchen construction includes new gas service, 2 new sinks, a new kitchen hood, new lighting and electrical wiring, new appliances, and new countertops. Additionally, the exterior awning will be replaced with one that reflects the branding of the current occupant and is in pristine condition.

The estimated start date will be February 1, 2026, with an anticipated completion date of April 30, 2026.

The Tax Increment Financing funding will be utilized to cover a portion of the expense to renovate the kitchen and install the exterior awning. A benefit to the public is the renovation will contribute to the continued revitalization of downtown, increase foot traffic, tourist interest, and overall downtown economic activity.

The funding sources for the entire project are shown in the table below.

	TIF Assistance (City)	Owner Equity (minimum 10%)	Totals by Activity
Renovations	\$17,781.40	\$100,761.25	\$118,542.65
Totals by Funding Source	\$17,781.40	\$100,761.25	\$118,542.65

EXHIBIT “E”**REDEVELOPER ASSISTANCE COSTS****TAX INCREMENT FINANCING****DEVELOPER ELIGIBLE PROJECT COSTS****51 North Prairie Street**

Developer

: Judy’s Kitchen LLC

Date

: _____

Project: Kitchen Renovation & Awning ReplacementAddress: 51 North Prairie Street
Galesburg, IL 61401

CATEGORY		COST ESTIMATE	
Property Renovations		\$	
Kitchen Renovation		\$	99,299.32
Exterior Awning		\$	9,743.33
Design Costs		\$	9,500.00
TOTAL PROJECT COSTS		\$	118,542.65

Judy's Kitchen LLC
Request for Reimbursement for Costs Incurred
51 North Prairie Street

Date of Request: _____ Request #: _____

Detailed list of redevelopment activities which have been completed since last request for reimbursement.

Description of Activity	Paid To	Costs Incurred
TOTAL COSTS INCURRED:		\$

Attached are invoices which support the costs identified for the above-listed activities.

I certify that the costs identified above have been incurred for this project.

(typed name)

City authorization for payment: _____

Date Authorized: _____



26-4005

City Council Meeting

Agenda Item Overview

January 20, 2026

AGENDA ITEM: Western Illinois Regional Council (WIRC) agreement for grant administration assistance for a storm sewer rehabilitation near South Street and Monmouth Boulevard.

SUMMARY RECOMMENDATION: The City Manager, Director of Public Works and City Engineer recommend approval of the agreement.

BACKGROUND: At the November 18, 2024 meeting, City Council approved a resolution in support of a grant application for a Community Development Block Grant (CDBG) through the Illinois Department of Commerce & Economic Opportunity (DCEO) to rehabilitate two sections of deteriorated and failing brick and stone storm sewer near South Street and Monmouth Boulevard in the southwest section of the City. The proposed project includes in-place rehabilitation of approximately 700 feet of 54" to 94" brick and stone storm sewer. Western Illinois Regional Council (WIRC) assisted the City with the grant application. The City recently received a notice of State award from DCEO for the project.

The City will be receiving a total of \$986,200 in CDBG-Public Infrastructure grant funds for the sewer rehabilitation work and has requested that WIRC assist in administering the grant. WIRC has considerable experience administering CDBG grants to help ensure that grant program responsibilities are met, and City staff recommend approval of the agreement. WIRC's administration costs will be paid from the grant funds.

BUDGET IMPACT: The agreement costs will be paid from Fund 13 (Grant Fund) and reimbursed by the grant.

SUPPORTING DOCUMENTS:

1. Agreement

CONTRACT FOR PROFESSIONAL AND TECHNICAL SERVICES

PART I AGREEMENT

THIS AGREEMENT, entered into this 19th day of January 2026, by and between **the City of Galesburg, Knox County**, State of Illinois, (hereinafter called the grantee), and the **Western Illinois Regional Council-Community Action Agency**, a regional council of public officials organized and existing pursuant to 50 ILCS 10/1 (1992) (hereinafter referred to as WIRC):

WITNESSETH THAT: WHEREAS, the grantee desires to implement certain infrastructure improvements and related activities under the general direction of the Illinois Department of Commerce and Economic Opportunity (DCEO) Community Development Block Grant Program (CDBG); and

WHEREAS, the grantee desires to engage the WIRC to render certain services in connection with the program's administration and implementation,

NOW, THEREFORE BE IT AGREED, by and between the grantee and WIRC as follows:

1. Scope of Services. The WIRC shall perform various services and tasks as might be required to assist the grantee in implementing its program responsibilities. All tasks performed by WIRC shall be in accordance with the rules and regulations as established by DCEO.

Professional and technical services to be provided to the grantee shall include the following:

- a. Completion of all necessary environmental review requirements as required by the State of Illinois including compliance with federal and state regulations concerning: IL Historic Preservation Agency; IL Department of Natural Resources; IL Department of Agriculture; IL Environmental Protection Agency; and Federal Management Agency floodplains; including seven and 15 day public flood notices, if applicable.
- b. Preparation and maintenance of a financial management system including establishing a bookkeeping system, maintaining accurate and complete records of all transactions and issuing periodic financial reports to the grantee.
- c. All phases of program administration necessary to ensure expedient and efficient implementation of the Community Development Block Grant Program, including but not limited to the following:

- 1) establish and maintain program files;
 - 2) complete and submit to DCEO the necessary paperwork and financial information needed prior to project start-up; This would include assisting community with GATA Registration.
 - 3) complete and submit to DCEO the necessary payment vouchers and documentation needed for payment of program funds by the State of Illinois Comptroller;
 - 4) assist the grantee in completing the necessary paperwork to ensure a grant of **\$986,200.00** to the grantee for **Storm Sewer Repairs** as outlined in the grant award document as executed between DCEO and the grantee;
 - 5) attend and respond to all DCEO monitoring visits;
 - 6) and other programmatic responsibilities required by DCEO to successfully implement the program.
- d. Monitor the project during its completion to ensure that all federal, state, and local program regulations are adhered to satisfactorily.
 - e. Monitor equal opportunity activities of the grantee and any construction company involved in the project to ensure all federal, state, and local regulations are adhered to satisfactorily.
 - f. Ensure compliance with all federal and state labor standards, including but not limited to, securing employee wage decisions, conducting payroll reviews and employee interviews, and report on wage compliance.
 - g. Complete program closeout requirements to include preparation of a Final Grant Financial Status Report and Grant Final Project Status Report. Grantee Performance Report and other DCEO close out materials and assisting as necessary in a program audit.
2. Time of Performance. The services of the WIRC shall commence upon the approval of the Agreement by the membership of the grantee governing body and the WIRC as executed by the Executive Director, and shall continue until all items listed as part of the Scope of Services section are completed.
 3. Access to Information. It is agreed that all information data, reports, and records, and maps as are existing, available, and necessary for the carrying out of the work outlined previously shall be furnished to WIRC by the grantee and its agencies. No charge will be made to WIRC for such information and the grantee and its agencies will cooperate with WIRC in every way possible to facilitate the performance of the work described in the Agreement.

4. Compensation and Method of Payment. The maximum amount of compensation and reimbursement to be paid hereunder shall not exceed **\$35,000.00** for the term of the grant agreement between DCEO and the Grantee. Compensation shall be paid as follows:

- a. The WIRC shall voucher in the following manner:

Grant contract period: **1/1/2026** through **6/30/ 2028** to be billed in four installments by WIRC; said installments to include compensation for services provided from **1/1/2026** through the end of the grant contract period. The first installment shall not be billed until after the release of funds for the grant.

All administrative payments shall come from the CDBG Grant.

- b. Monthly reports of actual costs incurred will be retained by the WIRC and available upon request of the grantee.
- c. The grantee may withhold up to 10 percent of the total contractual obligation from the final payment until such time as all program close-out requirements have been met and an audit the program funds has been conducted.

The WIRC reserves the right to request additional compensation at the rate of \$25.00 per hour (not to exceed \$3,000) for any work performed by the WIRC above and beyond the professional and technical services described in the Scope of Services section of Part One of this agreement or if additional work is required or necessary to successfully complete the project due to inactivity on the part of the village/city or the project engineer.

5. Prior Performance. The grantee hereby accepts any satisfactory performance pursuant to the Contract, which may have occurred prior to the execution date of this Contract, provided such performance meets with the approval of the grantee.
6. Indemnification. WIRC shall comply with the requirements of all applicable laws, rules and regulations, and shall exonerate, indemnify, and hold harmless the grantee and its agency members from and against them, and shall assume full responsibility for payments of federal, state, and local taxes on contributions imposed or required under the Social Security, Workers' Compensation and income tax laws.
7. Miscellaneous Provisions.
 - a. This Agreement shall be construed under and in accord with the laws of the State of Illinois, and all obligations of the parties created hereunder are performable within the project area of the grantee.
 - b. This Agreement shall be binding upon and insure to the benefit of the parties

hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement.

- c. In any case one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall not be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
 - d. This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to and incorporated into this Agreement.
8. Terms and Conditions. This Agreement is subject to the provision titled, "Terms and Conditions" and attached hereto and incorporated by reference herein.
9. Nothing in this Agreement shall be construed to authorize the provision of legal services by WIRC.
10. Acceptance of this Agreement confers upon the WIRC the authorization to act as signature authority on behalf of the recipient.

IN WITNESS HEREOF, the parties have hereunto set their hands and/or seals.

By: _____
Peter Schwartzman
Mayor

Date:

By: _____
Stacy Nimmo, Executive Director
Western Illinois Regional Council

Date:

PART II

TERMS AND CONDITIONS

1. Termination of Contract for Cause. If, through any cause, WIRC shall fail to fulfill in timely and proper manner its obligations under this Contract, or if WIRC shall violate any of the covenants, agreements or stipulations of this Contract, the grantee shall thereupon have the right to terminate this Contract by giving written notice to WIRC of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by WIRC under this Contract shall, at the option of the grantee, become its property and WIRC shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, WIRC shall not be relieved of liability of the grantee for damages sustained by the grantee by virtue of any breach of the Contract by WIRC, and the grantee may withhold any payments to WIRC for the purpose of set-off until such time as the exact amount of damages due the grantee from WIRC is determined.

2. Termination for Convenience of the Grantee. The grantee may terminate this Contract at any time by giving at least ten (10) days notice in writing to the WIRC. If the Contract is terminated by the grantee as provided herein, WIRC will be paid for the time provided and expenses incurred up to the termination date. If this Contract is terminated due to the fault of WIRC, paragraph one hereof relative to termination shall apply.
3. Changes. The grantee may, from time to time, request changes in the scope of the services of WIRC to be performed hereunder. Such changes, including any increase or decrease in the amount of WIRC's compensation, which are mutually agreed upon by and between the grantee and WIRC, shall be incorporated in written amendments to this Contract.
4. Personnel.
 - a. The WIRC represents that it has, or will secure at its own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the grantee.
 - b. All of the services required hereunder will be performed by WIRC or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under state and local law to perform such services.
 - c. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of the Contract.

5. Assign ability. The WIRC shall not assign any interest on this Contract, and shall not transfer any interest in the same (whether by assignment or novation), without the prior written consent of the grantee.
6. Reports and Information. The WIRC shall furnish the grantee periodic reports pertaining to the work or services undertaken pursuant to this Contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Contract.
7. Records and Audits. The WIRC shall maintained accounts and records, including personnel, property and financial records adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the grantee to assure proper accounting for all project funds, both state and non-state shares. These records will be made available for audit purposes to the grantee or any authorized representative to assure proper accounting for all project funds, both state and non-state shares, and will be retained for five (5) years after the expiration of this Contract unless permission to destroy them is granted by the grantee.
8. Compliance with Local Laws. WIRC shall comply with all applicable laws, ordinances, and codes of the state and local governments.
9. Equal Employment Opportunity. The WIRC agrees that it will comply with state and federal civil rights laws together with all requirements mandated by the regulations of the Department of Housing and Urban Development. No person in the United States shall, on the grounds of race, religion, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any programs or activities undertaken by the WIRC. The WIRC further agrees to comply with Executive Order 11246 as amended and subsequent laws, rules and regulations effectuating same, which prohibits discrimination because of race, color, religion, sex or national origin and requires that affirmative action be taken; and will require compliance with the above by its contractors, subcontractors, vendors, and suppliers with whom the WIRC does business.

The WIRC has a Board-approved Affirmative Action Plan and takes affirmative action by recruiting, employing, and promoting protected class members, which include women, minorities, the handicapped, and veterans.

The WIRC therefore provides opportunities for employment and advancement without regard for race, color, religion, sex, age, national origin, marital status, unfavorable discharge from military service (excluding dishonorable) or presence of a mental or physical handicap which does not impair ability to perform required tasks. This policy applies to every aspect of employment including, but not restricted to, recruitment, hiring, placement, promotion, demotion, salary administration, transfer, training, compensation, reduction in work force and termination.

10. Interest of Members of the Grantee. No member of the governing body of the grantee,

and no other officer, employee or agent of the grantee who exercises any functions or responsibilities in connection with the planning and carrying out of the program shall have any personal financial interest, direct or indirect, in this Contract; and WIRC shall take appropriate steps to assure compliance.

11. Interest of Other Local Public Officials. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract; and WIRC shall take appropriate steps to assure compliance.
12. Interest of WIRC and Employees. WIRC covenants that it presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of its service hereunder. WIRC further covenants that in the performance of this Contract, no person having such interest shall be employed.

TOWN OF THE CITY OF GALESBURG

Date: January 20, 2026

Agenda Number: 26-9001

TOWN FUND	<u>\$52,265.02</u>
GENERAL ASSISTANCE FUND	<u>\$10,694.62</u>
IMRF FUND	<u>\$4,177.70</u>
SOCIAL SECURITY/MEDICARE FUND	<u>\$4,938.38</u>
LIABILITY FUND	<u></u>
AUDIT FUND	<u></u>
TOTAL	<u>\$72,075.72</u>

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01/12/26

Accrual Basis

TOWN of the City of Galesburg - TOWN
Advance Pay Vendor Summary by Month
Dec 30 2025 - Jan 12 2026

	Dec 30 - 31, 25	Jan 1 - 12, 26	TOTAL
Ameren Illinois	0.00	467.17	467.17
CityGalesburg EXPENSES	0.00	9,744.64	9,744.64
CityGalesburg GROUP INS	0.00	7,646.69	7,646.69
Eagle Enterprises	0.00	201.00	201.00
Envision	0.00	100.00	100.00
F&M Credit Card	115.91	0.00	115.91
Galesburg Chamber of Commerce	0.00	210.00	210.00
I.M.R.F.	0.00	4,177.70	4,177.70
OSI	3,539.00	133.59	3,672.59
Royal Cleaning	0.00	441.00	441.00
Swanson's Lawn and Landscape	0.00	488.32	488.32
Volunteer Network on Aging	0.00	25,000.00	25,000.00
TOTAL	3,654.91	48,610.11	52,265.02

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01/12/26

Cash Basis

TOWN OF THE CITY OF GALESBURG - GA
General Assistance Advance Payment Report
Dec 30 2025 - Jan 12 2026

No item	Date	Num	Name	Memo	Paid Amount
	12/30/2025	26236	AMEREN ILLINOIS		94.14
	12/30/2025	26237	LL Whiting Hall		32.00
	12/30/2025	26238	LL Finzel, Paul		439.00
	12/30/2025	26239	City WATER Galesburg		341.98
	12/30/2025	26240	Farmers Insurance		125.76
	12/30/2025	26241	LL Mary Allen West		20.00
	12/30/2025	26242	LL Vanguard Properties, LLC		439.00
	12/30/2025	26243	LL KCHA		32.00
	12/30/2025	26244	LL KCHA		20.00
	12/30/2025	26245	City WATER Galesburg		370.19
	12/30/2025	26246	LL KCHA Laundry		20.00
	12/30/2025	26247	LL KCHA		11.00
	12/30/2025	26248	AMEREN ILLINOIS		104.30
	12/30/2025	26249	AMEREN ILLINOIS		68.00
	12/30/2025	26250	LL KCHA		11.00
	12/30/2025	26251	LL KCHA Laundry		20.00
	12/31/2025	G19765	Hy- Vee National Blvd #1...		75.00
	12/31/2025	G19722	Hy- Vee National Blvd #1...		96.59
	12/31/2025	G19713	Hy- Vee National Blvd #1...		143.98
	12/31/2025	G19727	Hy- Vee National Blvd #1...		74.78
	12/31/2025	G19746	Hy- Vee National Blvd #1...		72.73
	12/31/2025	G19762	Hy- Vee National Blvd #1...		74.14
	12/31/2025	G19708	Hy- Vee National Blvd #1...		37.48
	12/31/2025	G19666	Hy- Vee National Blvd #1...		100.00
	12/31/2025	G19654	Hy- Vee National Blvd #1...		141.45
	12/31/2025	G19704	Hy- Vee National Blvd #1...		200.00
	12/31/2025	G19672	Hy- Vee National Blvd #1...		199.94
	12/31/2025	G19487	Hy- Vee National Blvd #1...		199.51
	12/31/2025	G19809	Hy- Vee National Blvd #1...		71.19
	12/31/2025	G19823	Hy- Vee National Blvd #1...		113.44
	12/31/2025	26253	City WATER Galesburg		75.70
	12/31/2025	26254	AMEREN ILLINOIS		98.01
	12/31/2025	26255	LL KCHA		64.00
	12/31/2025	26256	LL KCHA Laundry		20.00
	12/31/2025	26257	LL Finzel, Paul		439.00
	12/31/2025	26258	LL KCHA		500.00
	12/31/2025	G19717	Purple Hanger		25.00
	12/31/2025	G19731	Purple Hanger		29.75
	01/05/2026	26260	LL Mary Allen West		20.00
	01/05/2026	26261	AMEREN ILLINOIS		43.93
	01/05/2026	26262	LL Wilcox Properties		400.00
	01/05/2026	26263	LL Mary Allen West		20.00
	01/05/2026	26264	City WATER Galesburg		228.96
	01/07/2026	26265	City WATER Galesburg		237.88
	01/07/2026	26266	City WATER Galesburg		244.12
	01/07/2026	26267	City WATER Galesburg		401.46
	01/07/2026	26268	City WATER Galesburg		145.84
	01/08/2026	26269	LL Country Elm Estates		0.00
	01/08/2026	26270	LL KCHA Laundry		20.00
	01/08/2026	26271	AMEREN ILLINOIS		39.30
	01/08/2026	26272	LL KCHA		11.00
	01/12/2026	26273	AMEREN PLEDGE		116.31
	01/12/2026	26274	City WATER Galesburg		270.25
	01/12/2026	G19749	Shoe Sensation		48.55
	01/12/2026	G19878	Shoe Sensation		43.19
	01/12/2026	26277	City TRANSIT Galesburg		1,125.00
	01/12/2026	G19724	Salvation Army Thrift Store		48.86
	01/12/2026	G19728	Salvation Army Thrift Store		49.86
Total no item					8,514.55
TOTAL					-8,514.55

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01/12/26

TOWN OF THE CITY OF GALESBURG - GA

General Assistance Payment Due Report

Dec 30 2025 - Jan 12 2026

Type	Name	Num	Date	Memo	Amount
Dec 30, '25 - Jan 12, 26					
Bill	Hy- Vee National Blvd #...	G19765	12/30/2025		75.00
Bill	Hy- Vee National Blvd #...	G19722	12/30/2025		96.59
Bill	Hy- Vee National Blvd #...	G19713	12/30/2025		143.96
Bill	Hy- Vee National Blvd #...	G19727	12/30/2025		74.78
Bill	Hy- Vee National Blvd #...	G19746	12/30/2025		72.73
Bill	Hy- Vee National Blvd #...	G19762	12/30/2025		74.14
Bill	Hy- Vee National Blvd #...	G19708	12/30/2025		37.48
Bill	Hy- Vee National Blvd #...	G19666	12/30/2025		100.00
Bill	Hy- Vee National Blvd #...	G19654	12/30/2025		141.45
Bill	Hy- Vee National Blvd #...	G19704	12/30/2025		200.00
Bill	Hy- Vee National Blvd #...	G19672	12/30/2025		199.94
Bill	Hy- Vee National Blvd #...	G19487	12/30/2025		199.51
Bill	Hy- Vee National Blvd #...	G19809	12/30/2025		71.19
Bill	Hy- Vee National Blvd #...	G19823	12/30/2025		113.44
Bill	Hy-Vee Main St # 1216	G19845	01/07/2026		74.63
Bill	Hy-Vee Main St # 1216	G19875	01/07/2026		72.46
Bill	Hy-Vee Main St # 1216	G19851	01/07/2026		59.27
Bill	Hy-Vee Main St # 1216	G19865	01/07/2026		70.60
Bill	Hy-Vee Main St # 1216	G19799	01/07/2026		57.69
Bill	Purple Hanger	G19717	12/31/2025		25.00
Bill	Purple Hanger	G19731	12/31/2025		29.75
Bill	Salvation Army Thrift Store	G19724	01/12/2026		48.86
Bill	Salvation Army Thrift Store	G19728	01/12/2026		49.86
Bill	Shoe Sensation	G19749	01/12/2026		48.55
Bill	Shoe Sensation	G19878	01/12/2026		43.19
Dec 30, '25 - Jan 12, 26					2,180.07

8:12 AM

01/13/26

Accrual Basis

SSMC FUND

SSMC Transactions

Dec 9 2025 - Dec 29 2025

Type	Date	Name	Memo	Split	Amount
108 - Cash - CBI -SSMC FUND					
Check	12/30/2025	Illinois ...	December 2025 2nd PP 0-465-109-872	212 - Social Sec ...	-832.52
Check	12/31/2025	FEDER...	December 2025 2nd PP 270640225572749	-SPLIT-	-4,105.86
Transfer	12/31/2025		Funds Transfer December 2025 Pay Extra Tax ...	128 - IL Funds - S...	5,000.00
Transfer	12/31/2025		Funds Transfer DECEMBER 2025 TAX WITH...	128 - IL Funds - S...	5,000.00
Transfer	01/02/2026		Funds Transfer January 2026 ran short becaus...	128 - IL Funds - S...	5,000.00
Transfer	01/12/2026		Funds Transfer December 2026 ran higher bec...	128 - IL Funds - S...	5,000.00
Total 108 - Cash - CBI -SSMC FUND					15,061.62
TOTAL					15,061.62

3:39 PM

01/12/26

Accrual Basis

TOWN of the City of Galesburg - IMRF **IMRF Payment Due Report** **Dec 30 2025 - Jan 12 2026**

Type	Date	Num	Name	Split	Amount
107 - Cash - CBI -IMRF FUND					
Check	01/06/2026	4218945	I.M.R.F.	416...	-4,177.70
Total 107 - Cash - CBI -IMRF FUND					-4,177.70
TOTAL					-4,177.70