



City Council
COMMITTEE OF THE WHOLE
City of Belvidere, Illinois

Alderman Clayton Stevens	Chairman Building
Alderman John Albertini	Vice-Chairman Building
Alderman Wendy Frank	Chairman Finance and Personnel
Alderman Ric Brereton	Vice -Chairman Finance and Personnel
Alderman Mike McGee	Chairman Planning & Zoning
Alderman Matthew Fleury	Vice-Chairman Planning & Zoning
Alderman Rory Peterson	Chairman Public Safety
Alderman Jerry Hoiness	Vice-Chairman Public Safety
Alderman Sandra Gramkowski	Chairman Public Works
Alderman Chris Montalbano	Vice-Chairman Public Works

AGENDA

March 23, 2026
6:00 p.m.
City Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Call to Order:

Roll Call:

Public Comment:

Public Forum:

Reports of Officers, Boards, and Special Committees:

1. Public Safety, Unfinished Business: None.

2. Public Safety, New Business:
 - (A) Police Department – Update.
 - (B) Public Safety Building Windows.
 - (C) Fire Department – Update.
 - (D) Amendment Chapter 46 Fire Prevention and Protection.
 - (E) Block Party Request – Ida Public Library Touch a Truck Event.

3. Finance & Personnel, Unfinished Business: None.

4. Finance & Personnel, New Business:
 - (A) Finance Department – Update.

5. Other, Unfinished Business:

6. Other, New Business:
 - (A) Landfill 2 Intergovernmental Agreement.
 - (B) 10-Yard & 5-Yard Dump Truck Purchase – Street Department.
 - (C) Well #7 Repairs.

7. Adjournment:

Memo

To: Mayor and City Council
From: Mike Drella
CC: City Clerk
Date: 3/9/2026
Re: PSB Windows

As you know the PSB is jointly owned and operated by the County and the City. Each entity is jointly responsible for the costs of operating and maintaining the PSB. Pursuant to the PSB Intergovernmental Agreement, certain spaces are allocated to each governmental unit for use. The County has begun utilizing ARPA funds to remodel and repair portions of the PSB.

As a part of the revitalization, the County is replacing the original building windows for County utilized spaces. The City may join in the County's contract with Ringland-Johnson / Rock Valley Glass to take advantage of economies of scale and replace the windows in the City operated office spaces. The City's portion of the cost of replacing those windows is \$25,900.00. Some of the existing windows are leaking. Further, the newer windows should provide better insulation than the existing windows.

If the Council wishes to replace the windows in City operated spaces it should consider the following motion:

Motion to approve an expenditure not to exceed \$25,900.00 for the replacement of windows at the PSB to be paid from account 41-5-110-7900 (Capital Funds). The mayor, or his designee, is authorized to execute any appropriate change orders or contracts to effectuate the above expenditure.



Ringland-Johnson
CONSTRUCTION

Ringland-Johnson, Inc.
1725 Huntwood Drive
Cherry Valley, Illinois 61016-9560
Ph: (815) 332-8600
Fax: (815) 332-8411

PCO #002

Project: Boone County PSB Refresh - 224-109.1
615 North Main Street
Belvidere, Illinois 61008

Prime Contract Potential Change Order #002: PSB Office Windows

TO:	Boone County Government 1212 Logan Ave Belvidere Illinois, 61008	FROM:	Ringland-Johnson, Inc. 1725 Huntwood Drive Cherry Valley Illinois, 61016-9560
PCO NUMBER/REVISION:	002 / 0	CONTRACT:	224-109.1 - Boone County PSB Refresh
REQUEST RECEIVED FROM:		CREATED BY:	Joan Adamson (Ringland-Johnson, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	10/7 /2025
REFERENCE:	OWNER	PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
		TOTAL AMOUNT:	\$43,179.81

POTENTIAL CHANGE ORDER TITLE: PSB Office Windows

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #006 - PSB Office Windows
Remove and replace windows in the PSB building for the City and County respective areas.
City: (3) 12' x 5' and (1) 16' x 5'
County: (1) 12'x5' and (1) 16' x 5'

ATTACHMENTS:

Rock Valley Glass PSB Office Windows_REV 1.pdf

#	Cost Code	Description	Type	Amount
1	08-800 - Glass Glazing	Remove & Replace Windows for City of Belvidere Area	Subcontract	\$ 25,900.00
2	08-800 - Glass Glazing	Remove & Replace Windows for Boone County Area	Subcontract	\$ 13,090.00
3	01-040 - Project Coordination	RJC Labor	Labor	\$ 1,004.00
4	01-001 - Procure Fee	Technology Fee	Material	\$ 76.88
5	01-015 - Performance Bond	Performance Bond - 1.25%	Material	\$ 539.75
6		Contractor Insurance - 0.95%		\$ 410.21
7	99-005 - GC Fee	Design Builder Fee - 5%	Overhead	\$ 2,158.99
Subtotal:				\$43,179.81
Grand Total:				\$43,179.81

Boone County Government
1212 Logan Ave
Belvidere Illinois 61008

Ringland-Johnson, Inc.
1725 Huntwood Drive
Cherry Valley Illinois 61016-9560

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

ROCK VALLEY GLASS

ARCHITECTURAL GLASS & ALUMINUM

1398 Huntwood Drive • Cherry Valley, IL 61016
Phone: 815-332-1868 • Fax: 815-332-1849

QUOTE

Revised 10/6/25

DATE: 10/2/25

PROJECT: PSB Office Windows.

LOCATION: _____

OPTION: _____

ATTN: _____

We are pleased to quote the following furnished and installed per plans and specifications including addendum #'s _____

We include the following marked sections:

Section 08410 Aluminum Entrances and Storefront	City - (3) 12' x 5'	\$25,900.00
	(1) 16' x 5'	
Section 08520 Aluminum Windows		
Section 08800 Glass and Glazing	County - (1) 12' x 5'	\$13,090.00
	(1) 16' x 5'	
Section 08940 Glazed Aluminum Curtain Wall		
Section _____		

For the sum of: \$ _____

4 Thus 12' x 5'

2 Thus 16' x 5'

- Oldcastle 2" x 4 1/2" Thermally broken framing. Bronze anodized finish

1" Overall insulated glazing 1/4" Clear tempered 1/2"air 1/4" Clear tempered Low-e #3

Bronze Tinted Glazing

Includes Demo of existing framing

Estimator: Alex Smith

Qualifications: - No washing or cleaning of glass or aluminum

This quote shall remain valid for 45 days from the above date.

Memo

To: Mayor and City Council
From: Mike Drella
CC: City Clerk
Date: 3/17/2026
Re: Amendment Chapter 46 Fire Prevention and Protection

Attached is a new proposed ordinance providing for annual inspections of non-residential and multi-family properties in the City. Current ordinances only *require* property owners to consent to annual inspections of fire suppression systems and certain fire alarm systems. However, they, and the model codes adopted by the City, do not provide for regular inspections of other properties. Regular inspection of all commercial, industrial, and multi-family structures is obviously important. However, it is even more important in non-suppressed structures which by definition are more susceptible to rapid fire spread, especially when one considers that the majority of such structures are located in the downtown area.

Section 9 of the State Fire Investigation Act, provides for required annual inspections for compliance with general safety codes and includes structures that are not equipped with fire suppression systems. However, that section does not apply to home rule units like Belvidere. As such, we recommend adopting the attached section providing authority for the regular inspection of non-residential and multi-family structures to ensure compliance with safety codes. Adoption of an ordinance requiring consent to inspections, brings Belvidere's ordinances inline with other communities, including non-home rule municipalities.

Typically, property owners and tenants allow Fire Inspectors into their structures for life safety inspections unrelated to fire suppression systems. However, on occasion prompt consent has been withheld. This ordinance provides a more rapid method of obtaining an administrative search warrant and also provides encouragement to a tenant or property owner to consent to an inspection in the first place.

RECOMMENDED MOTION: Motion to amend Section 46-54 of the Belvidere Municipal Code to provide for mandatory inspections of commercial, industrial and multi-family structures in the City of Belvidere. This motion will return in ordinance form.

46-54. Inspection of non-residential and multifamily structures.

Every non-residential and multi-family residential structure within the City of Belvidere, or subject to its jurisdiction, shall be subject to inspection to verify compliance with Chapter 22 of the Belvidere Municipal Code and the codes adopted therein. For purposes of this Section, a non-residential structure is any structure, or portion thereof, located upon any property zoned for commercial, industrial, or institutional purposes or any structure located on residentially zoned property where the structure is the primary use on the property and which is a non-residential use. A multi-family structure is any structure greater than two dwelling units, as defined in the City of Belvidere Zoning Code.

The Fire Chief is authorized to promulgate a policy of inspections with regular inspections to occur not more than one time annually for each non-residential and multi-family structure. Inspections, shall be scheduled during regular business hours (Monday – Friday 8:00 am – 6:00 pm) or at such other time approved by the Chief or his designee and agreeable to the property or structure owner or person in constructive control or possession of the structure or property, including but not limited to tenants, managers and employees of the owner or tenant (jointly Authorized Persons). Nothing herein shall prohibit inspection of any structure or property pursuant to any other authority under the City of Belvidere Municipal Code, Illinois State law and Regulations or the common law. Additionally, any change in fee simple ownership or tenancy of any structure, or portion thereof, or any change in use, as described in the IFC as adopted in Chapter 22, shall be just cause for an additional inspection under this Section.

A refusal by the Authorized Person of any structure or property to allow an inspection under this Section shall constitute an offense punishable by a fine of not less than \$500.00 and not more than \$2,000.00. Each day that the violation continues shall be deemed a separate and distinct offense. The fine may apply jointly and severally amongst any or all of the Authorized Persons. Further, refusal of an inspection under this Section shall constitute probable cause for issuance of an administrative search warrant to compel such inspection.

Nothing contained herein shall create any obligation upon the City of Belvidere, or its employees, to inspect any property or structure.



Wednesday, March 4, 2026

BLOCK PARTY REQUEST FORM

Street Closure Required

City of Belvidere

401 Whitney Blvd., Belvidere, IL 61008
2612

(815)544-

Name: Mindy Long

Applicant's Address: (for barricades drop-off and pickup) Ida Public Library, 320 N. State St.
Belvidere, IL, 61008

Phone Number: (815) 544-3838

Email: mindyl@idapubliclibrary.org

Date of Block Party/Street Closure: Thursday, June 11th, 2026

Time of Block Party: 9am to 1 pm

Estimated number of individuals participating: 200+

Description of planned activities: Summer Touch a Truck event

Street to be blocked: Madison Street

From (Street): N. State Street

To (Street): Kishwaukee Street

I confirm that all residents of the affected area have been notified of the closure and there are no objections:

Yes

The undersigned hereby acknowledges, understands and agrees to the following: If this request is authorized by the Belvidere City Council it is the responsibility of participants to place from and return street barricades to the terrace.

Furthermore, section 10-40 of the Belvidere Code of Ordinances prohibits use of alcoholic liquor on any public street or sidewalk. This ordinance states "it shall be unlawful to any person to consume alcoholic liquor or to have any alcoholic liquor in his possession...on any public street, sidewalk, etc." This ordinance applies to block parties.

Signature

Minda
Lary

Memo

To: Mayor and City Council
From: Mike Drella
CC: City Clerk
Date: 3/19/2026
Re: Landfill 2 IGA

Attached is a proposed IGA with Boone County relating to income received from Landfill 2. As you know, Landfill 2 is owned by Boone County but operated by the City of Belvidere pursuant to some very old Intergovernmental Agreements. We are the certified operator for purposes of IEPA regulation. Further, the City and the County each contribute 50% of the cost of clean up and closure of the landfill, at least until IEPA final closure is approved. This has been dragging on for some time and frankly there is no end in the near future.

Boone County has now found a mechanism by which to raise some monetary benefit from Landfill 2 through solar leases. The attached IGA would ensure that any moneys received, by either the City or the County, relating to Landfill 2 are placed in the Landfill 2 account and used to defray both entities costs of closure.

Please note that this IGA is also being presented to the County. If approved, there may be small modifications based upon their review of the agreement.

RECOMMENDED MOTION: Motion to authorize the Mayor to enter into an Intergovernmental Agreement with Boone County relating to revenue sharing arising from utilization of Landfill 2 in substantial conformance with the Intergovernmental Agreement presented with the City Attorney's March 19, 2026 memo.

INTERGOVERNMENTAL AGREEMENT
RELATING TO THE BOONE COUNTY
ILLINOIS ROUTE 76 LANDFILL
BETWEEN THE CITY OF BELVIDERE
AND BOONE COUNTY, ILLINOIS

WHEREAS, the City of Belvidere (the City), is an Illinois unit of local government, duly created and existing under the laws of the State of Illinois; and

WHEREAS, Boone County, Illinois (the County), is an Illinois unit of local government, duly created under the laws of the State of Illinois; and

WHEREAS, the City and the County previously entered into an Agreement on March 14, 1973, which agreement has been revised and amended from time to time (the Prior Agreements) for the joint operation of the County owned landfill located on Illinois Route 76 between Squaw Prairie Road and Spring Creek Road and commonly known as Landfill number 2 (the Landfill), and

WHEREAS, the City and the County have been administering the Landfill through a closeout process under the supervision of the Illinois Environmental Protection Agency (IEPA) with each party contributing equal amounts of funding and in-time staff operations toward the closeout of the Landfill; and

WHEREAS, the County has sought to lease the surface of the Landfill for purposes of operating a solar farm improved with solar panels with a private third party which will compensate the County for the use of the land upon which the solar panels are situated; and

WHEREAS, The City and County now acknowledge that the Landfill may have viable economic value which may assist in the financing of the Party's operation in the closeout process ; and

WHEREAS, Section 10 of Article VII of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) provide further authority for the City and the County to obtain or share service and to exercise, combine or transfer any power or function not prohibited by law or ordinance.

NOW, in consideration of the mutual promises and undertakings set forth in this Agreement and other valuable consideration the sufficiency of which is acknowledged, the City and the County agree as follows:

- 1) The foregoing recitals are incorporated herein as if fully set forth.
- 2) The Parties agree that any funds received by either party in any way related to the Landfill, including, but not limited to lease payments for use of the Landfill,

shall be deposited in a Landfill account maintained by the County and shall be applied to equally reduce each Party's required contributions for the operation and the closeout of the Landfill.

- 3) Each party shall quarterly make an accounting of all revenues and expenditures, related to Landfill 2, to the appropriate City County Committee charged with oversight of Landfill 2, and to the Boone County Administrator and the City Finance Director respectively.
- 4) This income sharing agreement shall survive and remain in effect until such time as the Parties receive final closeout approval from the IEPA and receive a No Further Remediation Letter or such other notice from the IEPA that no further monitoring or actions are required with respect to the Landfill **and** the City is released and no longer serves as the Operator of the Landfill.
- 5) The Parties further agree that neither Party shall in any way encumber the Landfill or enter into any contract affecting the Landfill without the prior written consent of the other Party, after approval from their respective County Board or City Council. The Parties recognize the need for cooperation with all operations of the Landfill and its closeout as the City is the IEPA approved Operator of the Landfill and the County is the fee simple owner of the Landfill.
- 6) MISCELLANEOUS:
 - a) This Agreement may be modified only by the mutual written consent of the Parties after appropriate authorization and approval of their Board or Council.
 - b) This Agreement shall not be deemed to supersede the Parties' prior agreements with respect to the Landfill (the Prior Agreements) but shall be deemed to augment such agreements. However, in the event of any conflict between this Agreement and the Prior Agreements, the terms of this Agreement shall prevail.
 - c) This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
 - d) If any provision, covenant, agreement or portion of this Agreement or its application to any person, or entity is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement, and to that end all provisions, covenants or portions of this Agreement are declared to be severable.
 - e) All notices related to this Agreement shall be in writing and shall be deemed delivered to the addressee two (2) days after deposit in the United States mail, postage prepaid, or one (1) day after deposit with any nationally

known and reputable overnight courier service, charges prepaid or one (1) day after delivery by facsimile accompanied by a confirmation indicating receipt of the facsimile. All notices shall be addressed as follows:

If to County: To: Board Chairman of the
Boone County Board
Boone County Administration Building
1212 Logan Avenue
Belvidere, Illinois 61008

With a Copy To: Boone County State's Attorney
Boone County Courthouse
601 N. Main Street
Belvidere, Illinois 61008

If to City: To: City Clerk
City of Belvidere
401 W. Whitney Blvd.
Belvidere, Illinois 61008

With a Copy to: City Attorney
City of Belvidere
401 W. Whitney Blvd.
Belvidere, Illinois 61008

- f) Any Section titles or numbers are for convenience purposes only and shall not be considered in any interpretation of this Agreement.
- g) This Agreement is non-assignable and any attempt to assign this Agreement by either Party without the express written consent of the other shall be deemed null and void. Further, any attempt to assign this Agreement without the prior written consent of the other Party shall be deemed a material breach and the non-breaching Party may declare the Agreement immediately terminated.
- h) This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to conflicts of law rules.
- i) Any action brought to enforce this Agreement, or arising out of this Agreement or related to this Agreement shall be brought in the 17th Judicial Circuit, Boone County Illinois and the Parties submit to the jurisdiction of and venue in that Court.
- j) This Agreement is an agreement solely between the Parties and exists only for the benefit of the Parties. There are no intended third-party beneficiaries to this Agreement.

Signed this _____ day of _____, 2026.

By: _____
Karl Johnson
Chairman Boone County Board

By: _____
Clinton Morris
Mayor City of Belvidere

Attest: _____
Boone County Clerk

Attest: _____
City Clerk

DRAFT

Memo

To: Mayor and City Council
From: Brent Anderson, Director of Public Works
Date: 3/17/2026
Re: 10-Yard & 5-Yard Dump Truck Purchase – Street Department

The FY27 Street Department budget includes \$150,000 for the purchase of a 10-yard dump truck. We have identified two used dump trucks, a 10-yard and a 5-yard, that would allow us to replace the 1987 Mack DM and 1998 Mack CS, both of which have been out of service for the past three years.

The available units are a 2014 International 7400 10-yard dump truck with 29,274 miles, priced at \$50,000, and a 2014 International 7400 5-yard dump truck with 22,206 miles, also priced at \$50,000. A specification sheet for both vehicles is attached for reference. Staff will reserve both units at this time, subject to inspection, with payment anticipated in September.

I recommend approval of the purchase of the 2014 International 7400 10-yard dump truck from Lakeside International in the amount of \$50,000. This purchase will be funded through Capital Line Item 41-5-752-8300.

I also recommend approval of the purchase of the 2014 International 7400 5-yard dump truck from Lakeside International in the amount of \$50,000. This purchase will be funded through Capital Line Item 41-5-752-8300.



Appraisal Form

Customer Name	
Date	2/9/26
Year	2014
Make	International
Model	7400 SBA 6x4
VIN	1HTWGAZT6EH784415
Body (style/details)	Plow
Engine Manufacturer	International
Engine Model	MF9
Engine HP	330
Transmission Make - Type	Allison Auto 3500RDS
Transmission Speed	6
Miles	29,274
Hours	2,306
GVW	60,000
Suspension Type	Air
Brake Type	Air Drum

	Yes	No
Has this vehicle ever been in a wreck?	<input type="checkbox"/>	<input type="checkbox"/>
Is there a clean title?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a current DOT?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the odometer accurate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a lien/payoff on this unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
What year is the body?	2014	
Estimated surrender date?	Immediate	
Are there any maintenance issues you are aware of? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Customer Notes: Cuetomer would like to sell this unit. Not a trade in		

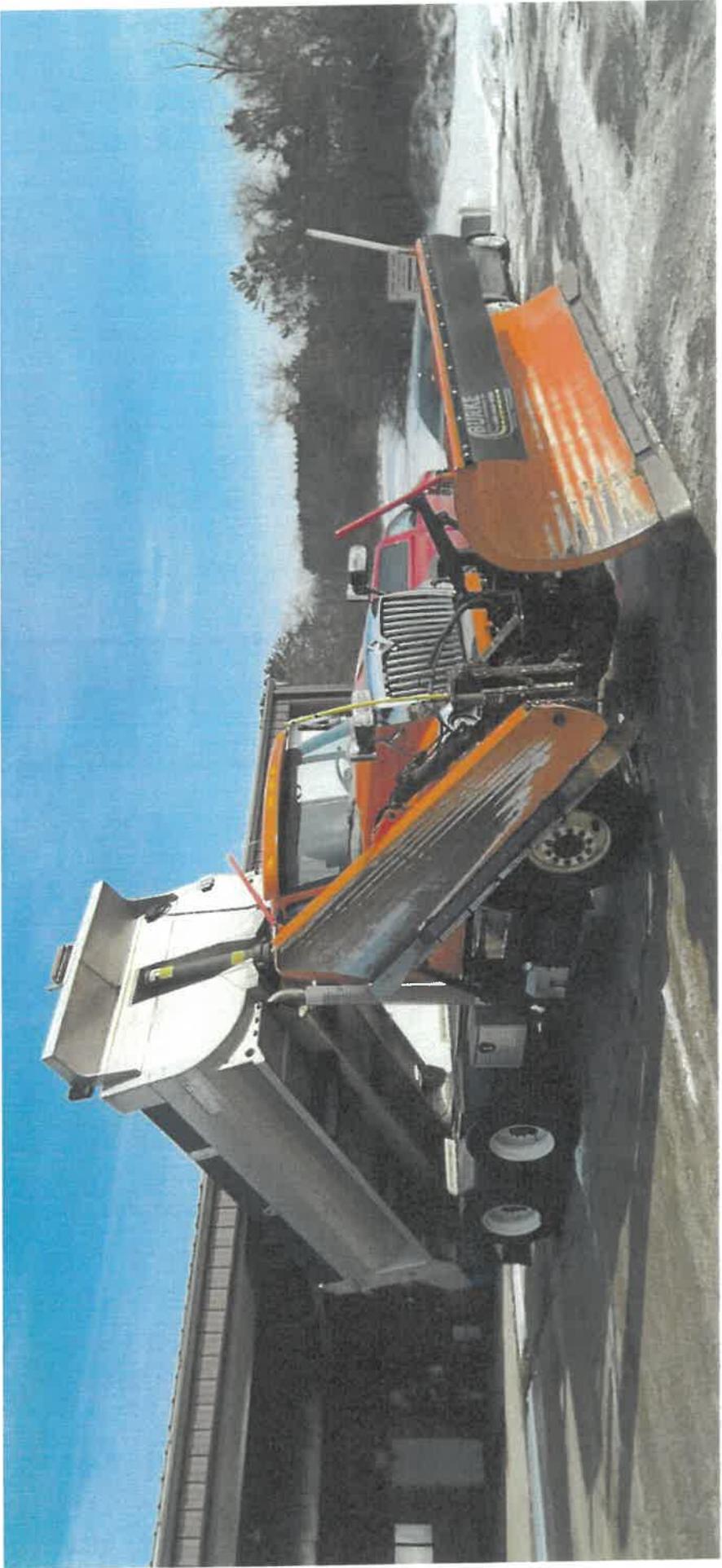
Condition	Verified	Notes
Cab Interior	Rips in Seats <input type="checkbox"/> Floor Condition <input type="checkbox"/> Cabinents & Drawers <input type="checkbox"/>	Interior is dirty but in overall good condition.
Exterior	Dents <input type="checkbox"/> Windshield <input type="checkbox"/> Paint Chips <input type="checkbox"/>	Exterior is in good condition with minimal scuffs and scrapes. Should not need any body work asside from a simple detail.
Frame	Bent/ Cracked <input type="checkbox"/> Rusted <input type="checkbox"/> Dual Frame <input type="checkbox"/>	Frame is single rail. No major issues. Some normal surface rust.
Body	Door <input type="checkbox"/> Liftgate <input type="checkbox"/> Flooring <input type="checkbox"/>	SS Dump Body in good condition. Live bottom. Good overall condition for its age.
Engine/Drive Train	Oil Leaks <input type="checkbox"/> Fluid Leaks <input type="checkbox"/> CEL <input type="checkbox"/>	No leaks. Some minro seepage around hydraulic components but nothing major.
Wheels/Tires	Aluminum /Steel <input type="checkbox"/> Tire Condition <input type="checkbox"/>	Steel Wheels. Some rust staining. Tires exceed DOT

Customer Signature _____

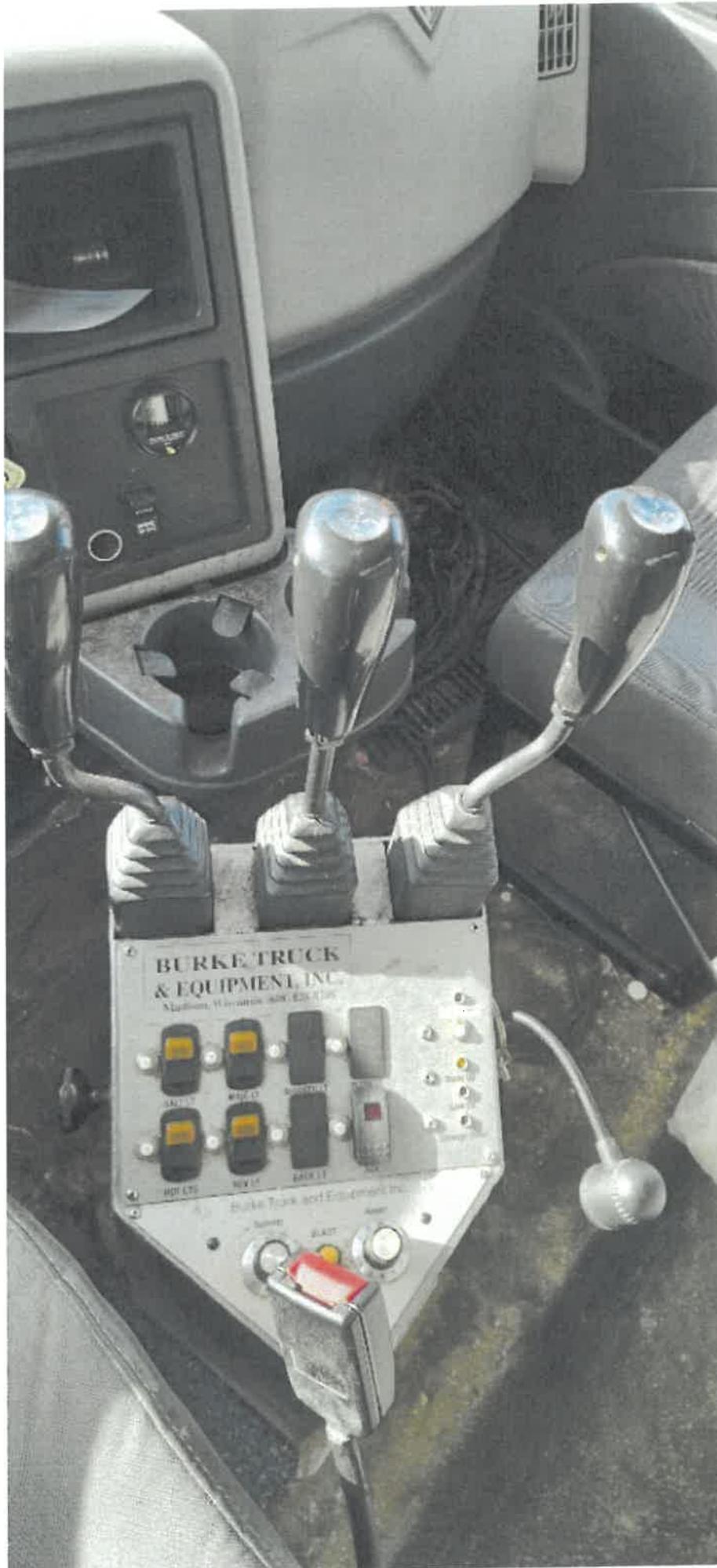
Date _____

Lakeside Signature _____

Date _____



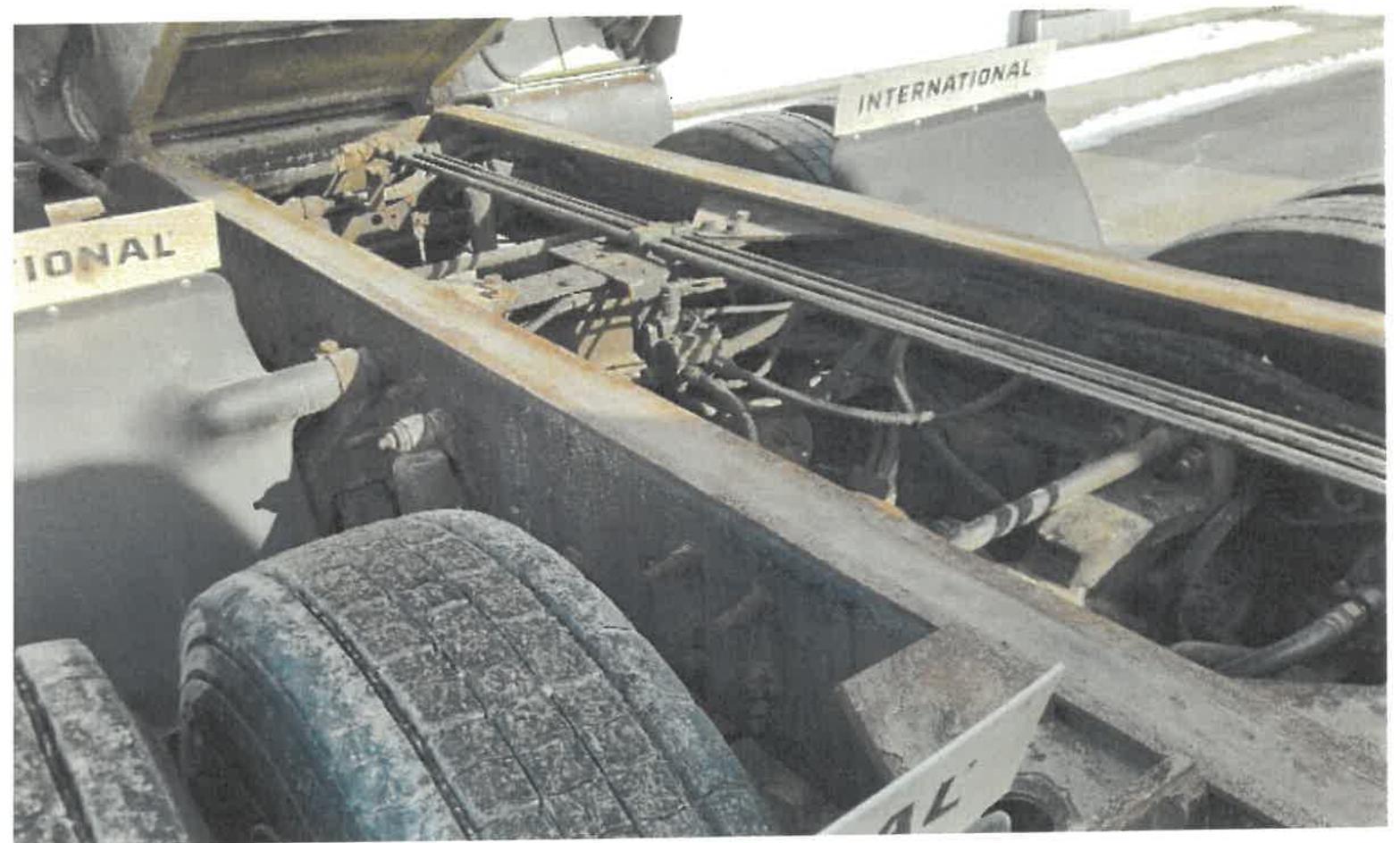














Appraisal Form

Customer Name	Brown Deer
Date	2/10/26
Year	2014
Make	International
Model	7400 SBA 4x2
VIN	1HTWDAAR0EH792731
Body (style/details)	Plow
Engine Manufacturer	International
Engine Model	MFDT
Engine HP	300
Transmission Make - Type	Allison Auto 3000RDS
Transmission Speed	6
Miles	22,206
Hours	2,040
GVW	41,000
Suspension Type	Spring
Brake Type	Air Drum

	Yes	No
Has this vehicle ever been in a wreck?	<input type="checkbox"/>	<input type="checkbox"/>
Is there a clean title?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a current DOT?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the odometer accurate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a lien/payoff on this unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
What year is the body?	2014	
Estimated surrender date?	Immediate	
Are there any maintenance issues you are aware of? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Customer Notes: Customer trade in.		

Condition	Verified	Notes
Cab Interior	Rips in Seats Floor Condition Cabinets & Drawers	Interior is clean and in very good condition.
Exterior	Dents Windshield Paint Chips	
Frame	Bent/ Cracked Rusted Dual Frame	Frame is single rail. No major issues. Some minor surface rust.
Body	Door Liftgate Flooring	SS Dump Body in very good condition.
Engine/Drive Train	Oil Leaks Fluid Leaks CEL	No leaks. Some seepage around hydraulic wing hydraulics.
Wheels/Tires	Aluminum /Steel Tire Condition	Steel Wheels. Tires exceed DOT

Customer Signature _____

Date _____

Lakeside Signature _____

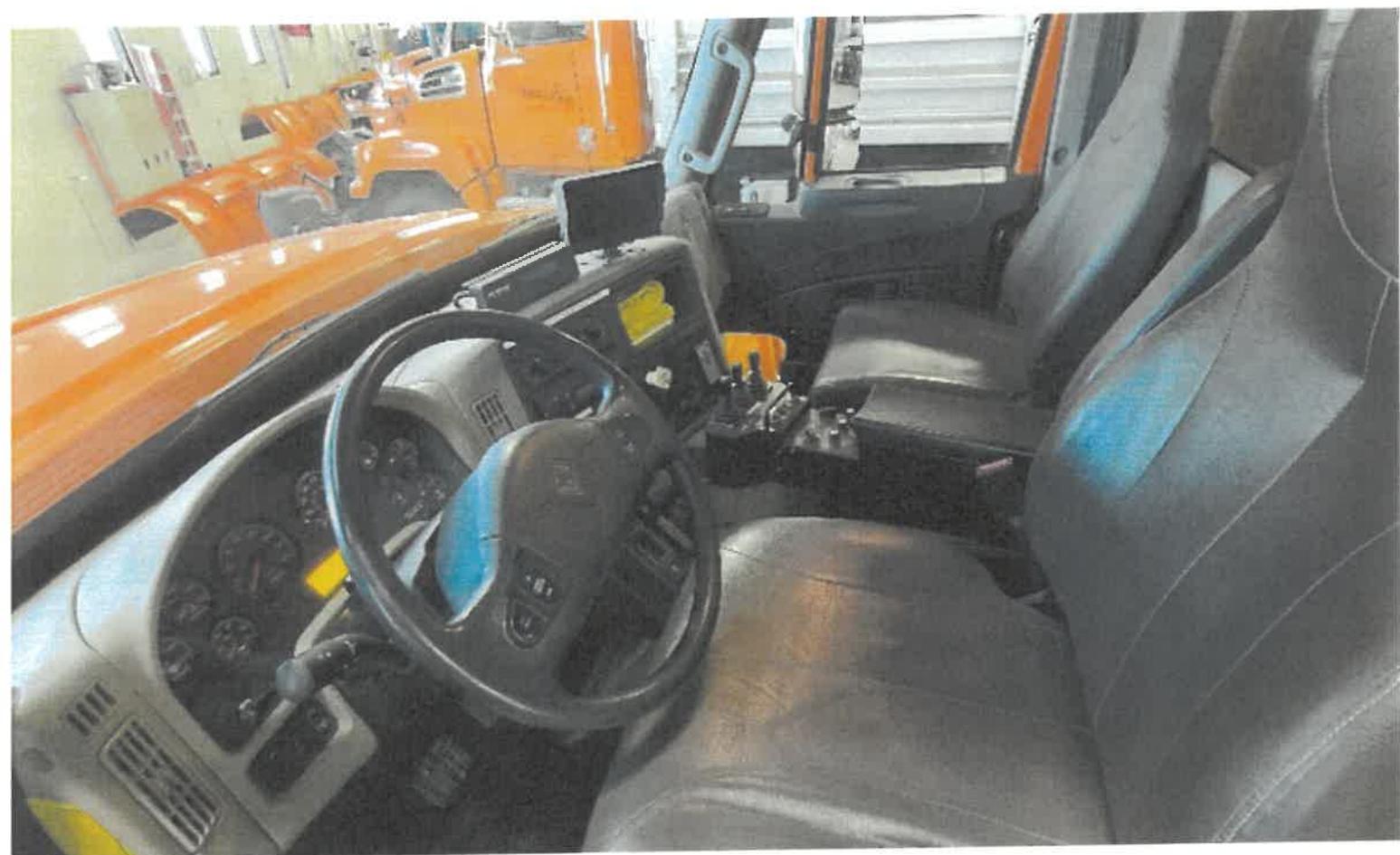
Date _____













Memo

To: Mayor and City Council
From: Brent Anderson, Director of Public Works
Date: 3/17/2026
Re: Well #7 Repairs

The FY27 budget includes \$200,000 for the rehabilitation of Well #7. Unfortunately, the well quit pumping Thursday night March 12th. Water Well Solutions arrived on March 18th to pull and inspect the pump assembly to determine the needed repairs. In addition, the bore hole will be videoed to determine the current condition and recommend any needed rehabilitation. This well was last rehabilitated in 2017.

I would recommend waiving the bidding requirement for the emergency repairs to Well #7 to be completed by Water Well Solutions. The final cost will be determined once the inspection of the pumping assembly and borehole are completed.

The cost of this work will be paid for from the Water Depreciation account.