



City of Collinsville

125 S. Center Street
Collinsville, IL 62234

Minutes - Draft

City Council

Councilman Donna Green

Councilman Tony Hausmann

Councilman Tony Fuhrmann

Councilman David Seaton

Mayor Jeff Stehman

City Manager Derek Jackson
Corporate Counsel Steve Giacoletto
City Clerk Kim Wasser

Tuesday, November 25, 2025

6:30 PM

Council Chambers

A. CALL MEETING TO ORDER

Mayor Stehman called the meeting to order at 6:30 pm.

B. ROLL CALL

Also present: City Manager Derek Jackson, Corporate Counsel Steve Giacoletto and City Clerk Kim Wasser.

Present: 4 - Councilman Donna Green, Councilman David Seaton, Councilman Tony Hausmann, and Mayor Jeff Stehman

Absent: 1 - Councilman Tony Fuhrmann

C. INVOCATION

Delivered by Eric Sager of Heights Community Church.

D. PLEDGE OF ALLEGIANCE

Recited.

E. PROCLAMATIONS/RECOGNITION/PRESENTATIONS

F. BUSINESS PRIOR TO PUBLIC INPUT

1. Public Hearing on Proposed Budget for Fiscal Year Ending December 31, 2026
 - a. Open Public Hearing
 - b. Staff Report
 - c. Public Input

d. Adjourn Public Hearing

Attachments: [Agenda Item Report](#)
 [Draft Budget 2026](#)

Mayor Stehman announced the opening of the public hearing.

Staff presentation given by Interim Finance Director Amanda Guntrum. She advised the public hearing notice was published in the newspaper on November 10 and the budget will be brought back to Council for approval on December 9. She spoke of the budget direction and assumptions. She indicated revenues are projected to be increasing relatively close to inflation based on economic influences and past performance. The approach is to maintain a conservative estimate. She advised expenses are not based on a standardized CPI increase but rather priority and performance based. Keeping a conservative approach allows for potential recession. She advised the City has a balanced budget. She advised the City's property tax will have a 5% increase in the total levy in which all funds from the tax levy will be used for Public Safety Pension Contributions and not to the General Fund.

She highlighted the proposed 2026 budget and indicated the total budget to be \$97,622,675:

\$22,305,098 of Unassigned Fund Balance due to 2025 carryover projects

\$29,985,914 Capital Expenditures

\$ 7,151,524 Grant Revenues

\$ 9,161,089 General Fund

\$ 3,835,240 Water/Sewer Fund

She displayed a graph showing revenues by fund type with a comparison going back to 2023. Next, she listed revenues by source. She showed a pie chart of revenues from 2025 compared to what is projected in 2026. She outlined the 2025 Property Tax Levy at a total of \$3,780,882 (Corporate - \$0, Police Pension - \$2,174,701 and Fire Pension - \$1,606,181).

Ms. Guntrum spoke of water and sewer rate fees which will increase by 9% in 2026. She explained the increase in rates is due to the overwhelming cost in chemicals and utilities related to the treatment of the water.

She mentioned expenditures by type and gave a comparison going back to 2023. She outlined expenditures by category. She displayed a pie chart of expenditures from 2025 compared to what is projected in 2026. She spoke of operational expenses which continue to increase every year. These expenses include cost of living, commodities (chemicals, fuel and maintenance supplies), and contractual issues (insurance, utilities).

She outlined the fund balance with a projected total of \$22,569,365 in 2026. Lastly, she advised the next step is to bring the 2026 Budget back to Council on December 9 for approval.

Public Input: None

Mayor Stehman adjourned the public hearing.

2. Ordinance Rezoning Property Located at 250 St. Louis Road from "R-1" Single Family Residential District to "P-B-2" Planned Limited Commercial District

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Site Plan](#)
 [PC Staff Report](#)
 [Draft PC Minutes](#)

Travis Taylor, Director of Community Development, advised this parcel is adjacent to the Dairy Freeze on St. Louis Rd. and owned by the same person. The owner recently demolished the single family residence in order to develop a parking lot for Dairy Freeze customers. A planned district rezoning is necessary to allow for deviations to include landscape buffer between parking lot and adjacent property. The applicant is proposing 2.5' buffer with 6' wood privacy fence. The proposed parking lot will include 9 parking spaces, dumpster enclosure and drive-thru lane.

He displayed aerial pictures of the property, Zoning and Future Land Use Map of surrounding properties, and site plan of the proposed development. He advised the development meets the planned district objectives. A zoning analysis was done in which all criteria was met. The Planning Commission and staff recommends rezoning to allow for the parking lot development.

A motion was made by Councilman Seaton, seconded by Councilman Hausmann to approve. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

3. Ordinance Rezoning Property Located at 5215 Horseshoe Lake Road from "R-1" Single Family Residential District to "P-BP-3" Planned Business Park District

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Site Plan](#)
 [Traffic Access Assessment](#)
 [PC Staff Report](#)
 [Draft PC Minutes](#)

Director Taylor advised the property owner is requesting to rezoning in order to allow for the development of a truck stop/gas station with convenience store. He described the development to consist of a 9,078 sf truck stop/gas station convenient store, 3 diesel and 6 regular gas pumps, and a new public road from McDonoug Lake Road.

He displayed Zoning and Future Land Use Map and site plan depicting the proposed development. He advised analysis was done in which criteria met. He also indicated objectives were met to support the planned district. The Planning Commission and staff recommends approval.

A motion was made by Councilman Hausmann, seconded by Councilman Green to approve. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

G. COUNCIL DISCUSSION

1. 2026 Capital Improvement Plan

Attachments: [Agenda Item Report](#)
 [Draft 2026 CIP](#)

City Manager Jackson spoke of the proposed 2026 Capital Improvement Plan (CIP). He started by explaining what a CIP is - an investment to build, enhance, or replace City infrastructure over \$10,000. He described types of CIP projects to include:

Infrastructure Upgrades - roads, bridges, water/sewer lines, and solar installations

Public Facilities - new construction or renovations to the City's public buildings

Equipment

Vehicles - patrol cars, fire apparatus, utility trucks

He explained that CIP projects are selected based on priorities - Public Health and Safety, Legal Requirements, Maintenance, Budget Impact, Economic Development, as well as input from the public and/or Council.

City Manager Jackson advised staff has identified a total of 63 projects with an overall estimated total of \$28,232,899 for 2026. He also advised staff has identified another 54 projects with a total cost of

\$7,063,000 as mid-year review projects. He displayed a graph depicting project summary by type and fund. He identified significant projects for each department. Lastly, he asked for the Council's input prior to finalizing the 2026 CIP at the December 9 Council meeting.

Councilman Green inquired of the all-abilities playground to which Parks Director Kimberly Caughran advised she will be applying for additional grants to fund the project which build out starting in 2026.

A brief discussion was had regarding AMI water meters.

H. SPEAKERS FROM THE FLOOR

Brenda Humble spoke of a conversation she had with someone at the Animal Shelter regarding a found cat she was potentially interested in adopting.

Kylie Herman spoke of her neighbor's dog being tied up outside. She asked the Council to review and update standards with regards to animals.

I. COMMENTS & ANNOUNCEMENTS - MAYOR

None.

J. COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

None.

K. COMMENTS & ANNOUNCEMENTS - CITY STAFF

City Manager Jackson thanked the speakers for voicing their concerns and advised he will follow up.

Director Caughran mentioned the upcoming Light Up Christmas Parade, December 6 at 5:30 pm.

City Manager Jackson spoke of the upcoming C3 Community Awards, December 3 at Gateway Center. He mentioned free yard waste pick up and drop off events. Next, he spoke of the Collinsville Historical Museum's Holiday House Tour on December 6.

L. CONSENT AGENDA

City Clerk Wasser read the Consent Agenda.

1. Motion to Approve Payment of Bills for the Period Ending November 14, 2025 in the Amount of \$1,071,696.78

Attachments: [Agenda Item Report](#)
 [11.01.2025 BOARD LIST INS.pdf](#)
 [11.06.2025 BOARD LIST.pdf](#)
 [11.07.2025 BOARD LIST.pdf](#)
 [11.10.2025 BOARD LIST.pdf](#)
 [11-14-25 INTERNAL PAYMENTS.pdf](#)

2. Motion to Approve Payroll for the Period Ending November 7, 2025 in the Amount of \$830,586.66

Attachments: [Agenda Item Report](#)
 [BOARD LIST PE 11-7-25](#)

3. Motion to Approve Minutes of the November 12, 2025 Council Meeting

Attachments: [Agenda Item Report](#)
 [Draft Minutes](#)

4. Ordinance Authorizing the Mayor or City Manager for the City of Collinsville to Enter into an Illinois Workers' Compensation Settlement Agreement (Chris Frawley)

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Agreement](#)

Mayor Stehman asked if the Council wished to pull any items prior to a Motion. No items were pulled. A motion was made by Councilman Seaton, seconded by Councilman Green, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

M. NEW BUSINESS

1. Ordinance Increasing the 2025 Expenditure Budgets in the General Fund, Capital Improvement Fund, Water/Wastewater Fund and Water/Sewer Capital Projects Fund

Attachments: [Agenda Item Report](#)
 [Ordinance](#)

Interim Finance Director Guntrum advised this Ordinance would appropriate funds in the amount of \$84,640 for operational expenditures, unforeseen expenses and capital needs.

A motion was made by Councilman Hausmann, seconded by Councilman Seaton to approve. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

2. Ordinance Authorizing Certain Financial Institutions as Authorized Depositors for the City of Collinsville

Attachments: [Agenda Item Report](#)
 [Ordinance](#)

Overview by Ms. Guntrum, who advised this Ordinance would authorize financial institutions to be used by the City of Collinsville. She advised this Ordinance is a State Statute requirement that must be passed annually.

A motion was made by Councilman Green, seconded by Councilman Seaton to approve. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

3. Ordinance Authorizing the Second Amendment to the Intergovernmental Agreement Between the City of Collinsville and the Village of Maryville for the Sale and Purchase of Wastewater Treatment Services

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Agreement](#)

Public Works Director Troy Turner advised this Ordinance would authorize the continuation of Wastewater Treatment Services to the Village of Maryville. The terms of the agreement is for 15

years with the option of an additional 10 years with mutual agreement by both parties, establishes the fees for service based on Maryville's actual proportionate share of total volume of wastewater treated and associated operational costs. He advised 17% of the total volume of wastewater treated at the Collinsville facility in 2024 was Maryville's.

A motion was made by Councilman Green, seconded by Councilman Seaton to approve. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

4. Resolution Providing Preliminary Plat Approval for the McDonough Lake One Subdivision

Attachments: [Agenda Item Report](#)
[Resolution](#)
[Preliminary Plat](#)
[PC Staff Report](#)
[PC Minutes \(Unapproved\)](#)

Director Taylor advised this Resolution would approve the preliminary plat of McDonough Lake Rd. One Subdivision at 5213 Horseshoe Lake Rd. for the proposed truck store/gas station with convenient store. He displayed preliminary plat depicting proposed improvements.

A motion was made by Councilman Hausmann, seconded by Councilman Seaton to approve. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

5. Ordinance Approving a Non-Exclusive Cable Television Franchise Agreement with Spectrum Mid-America, LLC for the Right to Maintain and Operate a Cable Service System in the City of Collinsville, Illinois

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[Franchise Agreement](#)

Overview by Sean Seckler, IT Director, who advised this Ordinance would approve a new franchise agreement with Spectrum for the right to maintain and operate cable services. The term of the agreement is January 1, 2026 through December 31, 2035. The new agreement removed Public, Educational and Government (PEG) programming as it is no longer used, provides for a

complimentary basic cable service to all City-owned facilities, maintains revenue from franchise fees (approximately \$275,000 per year), and allow for the removal of cable distribution system which has become a cyber security risk for City network.

A motion was made by Councilman Hausmann, seconded by Councilman Seaton to approve. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

N. OLD BUSINESS

O. CLOSED SESSION

Mayor Stehman asked for a motion to proceed into closed session in accordance with 5 ILCS 120/2(c):

1. Appointment, employment, compensation, discipline or performance of employees
5. The purchase or lease of real property

A motion was made by Councilman Seaton, seconded by Councilman Green to approve. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

P. ANNOUNCEMENTS

Q. ADJOURNMENT

A motion was made by Councilman Green, seconded by Councilman Hausmann to adjourn at 7:58 pm. The motion carried by the following vote:

Aye: 4 - Green, Seaton, Hausmann, and Stehman

Nay: 0

Absent: 1 - Fuhrmann

Abstain: 0

ADDRESSING THE COUNCIL DURING SPEAKERS FROM THE FLOOR

Below are the rules for input during City Council meetings as set out in Ordinance No. 4765 entitled “Ordinance Governing Speakers From the Floor During Meetings of the City Council and the Commission, Boards, and Sub-Bodies of Collinsville, Illinois”. Speakers may address the Council during the time designated as Speakers From the Floor on the agenda.

RULE 1: Speakers shall be allowed only during “Speakers from the Floor,” or at any other time if requested by a member of the City Council.

RULE 2: Input must relate to a matter under the authority of the City of Collinsville.

RULE 3: Upon request by the meeting Chairman for speakers from the floor, a prospective speaker shall express the desire to speak, be recognized by the meeting Chairman, approach the designated podium, and state their name and general subject matter to which they will address the City Council.

RULE 4: After establishing their identity, prospective speakers shall immediately address only the City Council.

RULE 5: Each speaker is limited to four (4) minutes to address the City Council. No extensions will be granted and no time shall be compensated to the speaker resulting from interruptions by or discussion with the City Council, City Manager, or any other City officer or employee.

RULE 6: Speakers shall address only the City Council collectively or its members individually. Speakers shall speak to issues and shall refrain from personal attacks on City appointed officials and employees. Speakers may not address issues related to pending litigation in which the City or its subsidiary bodies, officers, agents, employees, boards or commissions is a party.

RULE 7: Speakers shall not be permitted to advertise, solicit, request, urge, summon, or cajole the City Council or the general public, except as otherwise provided for herein, with regard to any products, goods, services, information, gains, losses, advantages, consequences, or any other similar matter, notwithstanding that there may or may not be any pecuniary, monetary, financial or property gain, loss, or benefit to the speaker or any other person or entity.

RULE 8: Speakers shall act and speak with decorum and conform to conventional social manners in speech, writing, dress, and behavior. The audience shall refrain from conduct that disrupts the meeting in any way such as clapping, booing, loud talking or outbursts. A speaker may be immediately terminated at the meeting Chairman’s discretion.

RULE 9: Determination of breaches of this Ordinance shall be made by the meeting Chairman. The meeting Chairman customarily will warn the speaker or members of the audience of inappropriate behavior through one warning use of the gavel. Subsequent inappropriate behavior shall result in the immediate removal of the responsible parties at the discretion of the meeting Chairman.