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, July 14, 2026 **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 in attendance: Interim City Manager Jessica Short, Corporate Counsel Steve Giacoletto and City Clerk Kim Wasser.

Present: 5 - Councilman Tony Hausmann, Councilman Tony Fuhrmann, Councilman Donna Green, Councilman David Seaton, and Mayor Jeff Stehman

Absent: 0

C. INVOCATION

Delivered by Rick Hutchinson of Heights Community Church.

D. PLEDGE OF ALLEGIANCE

Recited.

E. PROCLAMATIONS/RECOGNITION/PRESENTATIONS

F. BUSINESS PRIOR TO PUBLIC INPUT

G. COUNCIL DISCUSSION

1. 2025 Annual Comprehensive Financial Audit Report

Attachments: Agenda Item Report
2025 ACFR

Finance Director Tim Landvogt thanked his staff and Comptroller Cindy Bowman for her assistance in working with the auditors in completing the annual report in a timely manner. He introduced Brad Porter, Principal with Lauterbach and Amen (auditing firm). Mr. Porter attended the meeting via Teams as he is home on paternity leave.

Mr. Porter also thanked Ms. Bowman and Director Landvogt for their efforts regarding the annual audit. He started with a brief summary of the City of Collinsville's Annual Comprehensive Financial Report and Audit Results for fiscal year 2025 but added that everyone was given a copy of the report which is also linked to the agenda as well as available on the City's website for further review.

He (Porter) indicated the audit returned with a clean, unmodified opinion with no internal control findings. He advised the City received the Certificate of Achievement for Excellence. He referenced the following pages:
Page 6 - Certificate of Achievement (highest form of compliance requirements)
Page 9 - Independent audit opinion
Page 13 - Management's discussion and Analysis (summary narrative of audit)

He highlighted the management letter with the following notable items:
Water/Sewer Funds not in compliance with Fund Balance Policy
A deficit fund balance in the Police Vehicle Fund and Governmental Activities
Co-mingled cash

He mentioned other notable items as something to be aware of :
IT security awareness and monitoring of emerging risks
GASB Standards 103 and 104
He noted that the City does not have issues regarding these items but rather their firm is trying to keep people informed of potential scams and upcoming changes.

Mr. Porter spoke of the following funds listed in the audit:
General Fund - page 35, ending balance $14 million, up from 2024
Water/Sewer - page 41, ending fund balance $28 million, up from 2024
Capital Assets - page 59, ending fund balance $56.9, up from 2024
IMRF Pension , page 76, net pension liability ($2.3 million)
Police Pension, page 81, net pension liability $22.1 million, 65.82 % funded
Fire Pension, page 86, net pension liability $15.6 million, 67.62% funded
Budgetary Information, page 106

Director Landvogt thanked Mr. Porter for his overview.

Mayor Stehman also thanked Director Landvogt, Comptroller Bowman and Finance Department staff for their efforts with the audit preparations.

2. Discussion of Southwest Corridors Business District 2

Attachments: Agenda Item Report

Interim City Manager Jessica Short explained what a Business District is and how it works based on state statute. She indicated a Business District is an incentive tool for the purpose to revitalizing property within a district that shows evidence of blight. It allows for up an additional sales tax, up to 1%, on certain retail sales. The additional funds are held in a separate account to be used for improvements. A Business District lasts for 23 years but cannot be renewed, unlike a TIF District.

She spoke of the Uptown area which had been in a TIF District but since has expired in 2021. She advised there are existing conditions in the Uptown area which would qualify as a Business District.

Interim City Manager Short advised staff has been working with Moran Economic Development regarding incentive options for the Uptown area. They (Moran) recommends:
Amending the Southwest Corridors Business District boundaries to include Uptown for immediate funding.
Dissolving the existing Business District and establishing a new Business District, to encompass Uptown and other properties, which would allow for a full 23 years of incentives.

She described the Southwest Corridors Business District which was created in 2016 and expires in 2039. She mentioned the demographics of the existing Business District, containing 346 parcels being approximately 857 acres in total. The Business District currently has a $3.3 million fund balance and generates approximately $490,000 annually.

She mentioned qualifying conditions in order to declare an area for a Business District. She spoke of blighting conditions to include deterioration of buildings, roadways and infrastructure, vacant commercial properties, and existing street layout issues. She displayed pictures depicting these issues.

Interim City Manager Short outlined the proposal to develop a new Business District Area to encompass the existing Southwest Corridors Business District, Uptown and areas along S. Morrison. Steps to dissolve the existing Southwest Corridors Business District and transfer the funds into the new Business District. She mentioned the timeline to have everything finalized by October 1 which is the deadline with Illinois Department of Revenue for tax collection to start January 1, 2027.

Mayor Stehman inquired to extending the boundaries north on Rt. 157 to include the United Dr., Culvers area. Ms. Short advised this area was not identified by the consultant but will inquire.

Councilman Seaton inquired of extending the boundaries to include the various hotels along Rt. 157. A brief discussion was had as to whether or not the tax is applicable for hotels.

Councilman Hausmann suggested funding incentives similar to that of the Northeast Business District. He inquired if the current funds are held in interest bearing accounts to which Finance Director Tim

Landvogt advised they were.

Interim City Manager Short clarified that the new Business District will last for 23 years.

H. SPEAKERS FROM THE FLOOR

Kelly Kalika spoke of abandoned homes on Ostle and Beverly streets with numerous code violations. He mentioned the properties being zoned Residential. He inquired as to the amount of time, money and effort spent by the City on these abandoned properties. He read parts of the City's code with regards to securing and closing vacant properties. Lastly, he spoke of property values decreasing and properties not selling due to the blighted area.

I. COMMENTS & ANNOUNCEMENTS - MAYOR

Mayor Stehman thanked Mr. Kalika for his comments and advised staff will follow up.

J COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

None.

K. COMMENTS & ANNOUNCEMENTS - CITY STAFF

Parks and Recreation Director Kimberly Caughran mentioned the upcoming movie night, Zootopia 2, at Willoughby Farm on July 23. She thanked the Public Works Dept. for fixing the broken water slide on Monsoon Mountain at the Aqua Park. She advised a ribbon cutting will be scheduled for the all-inclusive playground at Glidden Park.

Mayor Stehman mentioned the need for surveillance cameras at the parks. Director Caughran advised she is currently working on her 2027 CIP and will include cameras as a needed project.

Public Works Director Troy Turner gave an update on the Summit Ave. Reconstruction Project. He advised the project will be delayed until 2027 due to utilities. He advised the water main will need to be relocated. He advised the City received over $2.4 million in funding for this project. Keller Construction was the lowest bidder at just over $2.2 million. Construction engineering is estimated at $200,000. The project is estimated to cost $2.4 million, including change orders for a needed retaining wall.

Mayor Stehman spoke of his disappointment with the engineering firm for not catching the utility location issue beforehand.

Councilman Seaton inquired of additional expenses due to the delay to which Director Turner indicated the cost of asphalt/concrete could increase in price but it is undetermined at this time. Councilman Seaton inquired of liability on the part of the engineering firm; however, Corporate Counsel Giacoletto could not address his concerns at this time as he was just learning of the issue.

L. CONSENT AGENDA

City Clerk Wasser read the Consent Agenda.

1. Motion to Approve Payment of Bills for the Period Ending July 3, 2026 in the Amount of $3,390,276.53

Attachments: Agenda Item Report
06.15.2026 BOARD LIST
06.17.2026 BOARD LIST
06.22.2026 BOARD LIST
06.23.2026 BOARD LIST
06.26.2026 BOARD LIST
06-26-26 INTERNAL PAYMENTS
07.01.2026 BOARD LIST

2. Motion to Approve Payroll for the Period Ending June 19, 2026 in the Amount of $992,513.62

Attachments: Agenda Item Report
BOARD LIST PE 6-19-26

3. Motion to Approve Minutes of the June 23, 2026 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 (Demingo Collins)

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 Fuhrmann, seconded by Councilman Green, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Hausmann, Fuhrmann, Green, Seaton, and Stehman

Nay: 0

Absent: 0

Abstain: 0

M. NEW BUSINESS

1. Ordinance Authorizing a Professional Services Agreement (PSA) with WHKS & Co. in the Amount of $1,875,000 for the Design, Bidding, and Construction Phase Engineering Services for the Water Treatment Plant (WTP) PFAS Addition and Clearwell Project (CIP Project WT-P-FAS)

Attachments: Agenda Item Report
Ordinance
Contract
CIP Project Sheet

Overview by Superintendent Billy Jones advised this Ordinance would authorize an agreement with WHKS for the design, bidding and construction oversight with regards to the Water Treatment Plant's PFAS project. He spoke of the Phase 1 scope of project as it related to this agreement. He advised the PFAS project was identified in the 2026 CIP with a budget of $750,000. The remaining balance ($1,125,000) will be included in the 2027, 2028 and 2029 CIP. He mentioned various funding sources for the project to include Enterprise Capital Fund, IEPA State Revolving Fund loan program, Federal Community Project Funding via Congresswoman Nikki Budzinski, State Legislative Grants via Senator Erica Harriss, and PFAS National Litigation Proceeds (from 3M, DuPont, BASF and Tyco).

He briefly described the project and displayed an aerial view of the location of the equipment.

Councilman Seaton inquired of the standards to which Mr. Jones advised EPA standards are 4 parts per trillion. Councilman Seaton further inquired if this could change or are their other contaminants yet to be standardized that we could proactively address now. Mr. Jones advised he does not know if EPA standards would change or not but the equipment could run at a different level to address lower standards. He (Jones) further advised he is not aware of other contaminants yet to be identified. Scott Hunt of WHKS, advised there are no guarantees that the standards will not change but spoke of how the operations and filtration system could change to account for it.

Mr. Hunt spoke of Phase 2 of the project to include pilot study as required by IEPA. He indicated he did not know the cost for the pilot study portion of the project but recommends amending this Ordinance to capture that expense at a later time instead of making an assumption.

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

Aye: 5 - Hausmann, Fuhrmann, Green, Seaton, and Stehman

Nay: 0

Absent: 0

Abstain: 0

2. Ordinance Designating the Posting of Stop Signs on Clay Street at its Intersection with Summit Avenue

Attachments: Agenda Item Report
Ordinance
Location Map

Director Turner advised staff is requesting a stop sign on Clay St. at Summit Ave. intersection due to sight obstructions and traffic volume on both streets. He advised the Police Dept. reports multiple accidents at the intersection since 2021.

Councilman Fuhrmann suggested a flashing red light to be installed temporarily to ensure motorist see and recognize the new stop sign.

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

Aye: 5 - Hausmann, Fuhrmann, Green, Seaton, and Stehman

Nay: 0

Absent: 0

Abstain: 0

3. Ordinance Authorizing the Execution of a Real Estate Purchase Contract Between the City of Collinsville and McDonough Lake One, LLC (929 McDonough Lake Road)

Attachments: Agenda Item Report
Ordinance
Contract
Exhibit

Director Turner advised this Ordinance would authorize the purchase of right-of-way property on McDonough Lake Rd. from McDonough Lake One, LLC in the amount of $8,000. As part of the agreement, the City will extend water and sewer services to their property.

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

Aye: 5 - Hausmann, Fuhrmann, Green, Seaton, and Stehman

Nay: 0

Absent: 0

Abstain: 0

4. Ordinance Authorizing the Execution of a Real Estate Purchase Contract Between the City of Collinsville and Trustees of the Faletti Living Trust (8386 North Illinois Street); (CIP Project ST-SALTS)

Attachments: Agenda Item Report
Ordinance
Contract
CIP Sheet
Location Map

Director Turner advised this Ordinance would authorize an agreement to purchase property adjacent to the Street Garage in the amount of $109,500. The purchase will allow for the construction of a salt storage facility, as required by IEPA, as well as future expansion. Prior to finalizing, the City will have the soil tested and environmental survey done to ensure no issues exist.

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

Aye: 5 - Hausmann, Fuhrmann, Green, Seaton, and Stehman

Nay: 0

Absent: 0

Abstain: 0

N. OLD BUSINESS

O. CLOSED SESSION

P. ANNOUNCEMENTS

Q. ADJOURNMENT

Mayor Stehman announced that City Manager Derek Jackson is on paternity leave celebrating the birth of their child. Assistant City Manager Jessica Short will be filling in as Interim City Manager in his absence.

A motion was made by Councilman Fuhrmann, seconded by Councilman Green to adjourn at 7:43 pm. The motion carried by the following vote:

Aye: 5 - Hausmann, Fuhrmann, Green, Seaton, and Stehman

Nay: 0

Absent: 0

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.