



City of Collinsville

125 S. Center Street
Collinsville, IL 62234

Minutes - Draft

City Council

Councilman Donna Green

Councilman David Jerome

Councilman Tony Hausmann

Councilman Tony Fuhrmann

Mayor Jeff Stehman

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

Tuesday, April 8, 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: 5 - Councilman Tony Hausmann, Councilman Tony Fuhrmann,
Councilman Donna Green, Councilman David Jerome, and Mayor Jeff Stehman

Absent: 0

C. INVOCATION

Delivered by Pastor David Amsden of Navigation Church.

D. PLEDGE OF ALLEGIANCE

Recited.

E. PROCLAMATIONS/RECOGNITION/PRESENTATIONS

1. Proclamation Designating April 25, 2025, as Arbor Day

Attachments: [Proclamation](#)

Mayor Stehman read the Proclamation.

F. BUSINESS PRIOR TO PUBLIC INPUT

1. Ordinance Rezoning Property Owned by Dorothy Jean Fournie from "R-1" Single Family Residential District to a "P-BP-3" Planned Business Park District (5209 Horseshoe Lake Road)

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

Travis Taylor, Community Development Director, advised the property owner is seeking to rezone in order to allow for future development. He indicated the property is under contract to be purchased. The buyer is seeking to use the property for commercial purposes to include industrial machinery and equipment rental and wholesale. He advised P-BP-3 would allow for such business and permit outdoor storage as an accessory use. He displayed Zoning and Land Use maps. Site photos were displayed. He indicated zoning analysis was done and all criteria met.

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

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

Nay: 0

Absent: 0

Abstain: 0

G. COUNCIL DISCUSSION

H. SPEAKERS FROM THE FLOOR

Donald Way read a letter from his neighbor and a resident who lives on McDonough Lake Rd. that does not wish to be annexed into the City. Mr. Way also spoke in opposition of being annexed.

Judy Johnson advised she does not wish to be annexed into the city limits and mentioned various reasons why.

Bridget Hoy, representative of JZJ Holdings, indicated they too were not interested in annexing.

Benjamin Sharp Jr. advised he lives next to Dayton Freight. He spoke of various issues he is encountering due to Dayton Freight.

Donald Fournie spoke of issues within the area of Fournie Lane and McDonough Lake Road. He too, spoke in opposition of the annexation.

David Amsden mentioned the upcoming Easter Egg Hunt at Woodland Park scheduled for April 12.

I. COMMENTS & ANNOUNCEMENTS - MAYOR

None.

J. COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

None.

K. COMMENTS & ANNOUNCEMENTS - CITY STAFF

City Manager Jackson thanked the residents for coming to the meeting to speak of the annexations. He advised action is slated for the April 22 Council meeting. He indicated there are various donut hole properties in Collinsville that is surrounded by corporate limits. These properties were identified and addressed in the Strategic Plan to be annexed into the city limits.

Parks and Recreation Director Kimberly Caughran spoke of the City receiving the Tree City USA certification. She spoke of upcoming programs:

Weeding Day - April 19

Arbor Day - April 25

Garden Club Annual Plant Sale - April 26 at Collins House

Executive Director Jamie Lane mentioned upcoming events at the Gateway Center:

Just Between Friends (sale of used baby and children items) - April 16-19

Confluence Crush Roller Derby - May 31

City Manager Jackson mentioned the partnership with the Collinsville Township to offer a free limb and yard waste pick up - April 21-25. He also mentioned a free yard waste drop off, scheduled for May 2 and 3 at the Street Department Garage.

L. CONSENT AGENDA

1. Motion to Approve Payment of Bills for the Period Ending March 28, 2025 in the Amount of \$1,565,006.76

Attachments: [Agenda Item Report](#)
 [03.20.2025 BOARD LIST.pdf](#)
 [03.27.2025 BOARD LIST.pdf](#)
 [03-28-25 INTERNAL PAYMENTS.pdf](#)

2. Motion to Approve Payroll for the Period Ending March 14, 2025 in the Amount of \$872,435.96

Attachments: [Agenda Item Report](#)
 [BOARD LIST PE 03-14-25](#)

3. Motion to Approve Minutes of the March 25, 2025 Council Meeting

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

4. Ordinance Appointing Amanda Guntrum as Interim City Treasurer for the City of Collinsville, Illinois

Attachments: [Ordinance](#)

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 Hausmann, to approve the Consent Agenda. The motion carried by the following vote:

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

Nay: 0

Absent: 0

Abstain: 0

M. NEW BUSINESS

1. Ordinance to Award Bid and Authorize Contract with St. Louis Ballfields and Turf, LLC, for the Sports Complex Ballfield Dirt Replacement Project in the Amount of \$88,750 (CIP Project #2M-PSOIL)

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Proposal](#)
 [CIP Project](#)

Director Caughran advised this Ordinance would award a bid and authorize a contract with St. Louis Ballfields and Turf in the amount of \$88,750 for dirt replacement on ballfields at the Sports Complex. She advised the bid came in under the CIP budgeted amount. She briefly described the scope of the project.

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

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

Nay: 0

Absent: 0

Abstain: 0

2. Ordinance Authorizing the Mayor to Sign an Agreement between the City of

Collinsville and Planning Design Studio, LLC (Sports Complex)

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Contract](#)
 [CIP Project](#)

Overview by Director Caughran, who advised this agreement would authorize the design work at the Sports Complex by Planning Design Studio, LLC in the amount of \$100,000.

Councilman Jerome spoke of the terms of the agreement which included reimbursement of additional expenses in the amount of \$500. It was determined that this amount was not included in the proposal. Motion by Councilman Jerome to amend the Ordinance in the amount up to \$100,500, seconded by Councilman Fuhrmann.

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

Aye: 5 - Hausmann, Fuhrmann, Green, Jerome, and Stehman
Nay: 0
Absent: 0
Abstain: 0

3. Ordinance Authorizing the Mayor to Execute a Facility Use Agreement for the Collinsville Aqua Park between the City of Collinsville and the Gators Swim Club

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

Director Caughran advised this annual agreement would permit the Gators to use the lap pool at the Aqua Park for swim practice.

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

Aye: 5 - Hausmann, Fuhrmann, Green, Jerome, and Stehman
Nay: 0
Absent: 0
Abstain: 0

4. Ordinance to Award Bid and Authorize Contract with C & K Heating and Cooling in the Amount of \$109,558 in Relation to HVAC Units at Gateway

Center

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [Contract](#)
 [CIP Project Sheet](#)

Jamie Lane, Executive Director of the Gateway Center, advised this Ordinance would award bid and authorize an agreement with C&K Heating and Cooling in the amount of \$109,558 for the replacement of 3 roof top units at the Center. She indicated this is an approved CIP project for 2025 with a budget of \$130,000. The bid came in less than budget.

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

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

Nay: 0

Absent: 0

Abstain: 0

5. Ordinance Authorizing Expenditure of Northeast Business District Funds for the Improvements to 407 Belt Line Road, in Relation to the Northeast Business District Improvement Grant Program

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

Assistant City Manager Jessica Short shared a summary of proposed projects with a total investment of \$1.1 million within the Northeast Business District. She advised the City budgeted \$600,000 with property owner investments more than \$675,000. She explained what a business district is and how the funds are generated. She advised an additional 1% sales tax is collected from all businesses within the geographical area of a business district. The funds collected are earmarked for incentives, infrastructure, etc. within that district as ways to improve it.

She advised the owner of PakMail submitted an application for improvements to include replacement of asphalt and concrete, retaining wall and landscaping to include fence. The total cost of the improvements is estimated at \$224,800. The City is recommending a \$100,000 cap award. She displayed pictures of current conditions as well as proposed improvements.

Councilman Jerome confirmed that this is a reimbursement program. Ms. Short confirmed and advised that once the improvements are complete and receipts are submitted, the applicant will be reimbursed for the awarded amount.

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, Jerome, and Stehman

Nay: 0

Absent: 0

Abstain: 0

6. Ordinance Authorizing Expenditure of Northeast Business District Funds for the Improvements to 801 Belt Line Road, in Relation to the Northeast Business District Improvement Grant Program

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

Asst. City Manager Short advised Camelot Bowl applied for an improvement grant through the Northeast Business District. They are looking to make improvements to the exterior of their property to include parking lot improvements and replacing fence. The total cost of the improvements is estimated at \$240,237. The City is recommended a reimbursement of \$100,000 for the improvements.

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

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

Nay: 0

Absent: 0

Abstain: 0

7. Ordinance Authorizing Expenditure of Northeast Business District Funds for the Improvements to 1497 Vandalia Street, in Relation to the Northeast Business District Improvement Grant Program

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

Next, Asst. City Manager Short spoke of the improvements being proposed by the owners of Northgate Small Animal Hospital to include a new monument sign and window clings. The improvements are estimated at \$27,652. They applied for reimbursement through the NEBD Improvement Grant Program. The City is recommending 50% (\$13,826.08) to be awarded.

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, Jerome, and Stehman

Nay: 0

Absent: 0

Abstain: 0

8. Ordinance Authorizing Expenditure of Northeast Business District Funds for the Improvements to 1811 Vandalia Street, in Relation to the Northeast Business District Improvement Grant Program

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

Overview by Asst. City Manager Short, who advised this Ordinance would authorize a NEBD Improvement Grant reimbursement to the owner of Swing City Music for additional improvements being proposed that includes wall signs, lighting and parking lot improvements. The total cost of these improvements are estimated at \$71,205.60. The City is recommending an award of \$35,602.80 in the form of a reimbursement.

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

Aye: 5 - Hausmann, Fuhrmann, Green, Jerome, and Stehman
Nay: 0
Absent: 0
Abstain: 0

9. Ordinance Authorizing Expenditure of Northeast Business District Funds for the Improvements to 1827 Vandalia Street, in Relation to the Northeast Business District Improvement Grant Program

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

Asst. City Manager Short advised Jack Schmitt Ford applied for an improvement grant through the Northeast Business District for parking lot improvements, LED light fixtures, and landscaping. The total cost of their project is estimated at \$382,180. The City is recommended a reimbursement of \$100,000 for the improvements.

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, Jerome, and Stehman
Nay: 0
Absent: 0

Abstain: 0

10. Ordinance Authorizing Expenditure of Northeast Business District Funds for the Improvements to 1993 Vandalia Street, in Relation to the Northeast Business District Improvement Grant Program

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

Overview by Asst. City Manager Short, who advised the owner of a small strip mall has applied for an improvement grant through the Northeast Business District for parking lot improvements. The total cost of his project is estimated at \$25,000. The City is recommended a reimbursement of 50% (\$12,500) for the improvements.

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

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

Nay: 0

Absent: 0

Abstain: 0

11. Ordinance Authorizing Expenditure of Northeast Business District Funds for the Improvements to 501 - 581 Belt Line Road (Lakeside Plaza), in Relation to the Northeast Business District Improvement Grant Program

Attachments: [Agenda](#)
 [Ordinance](#)
 [Application](#)

Asst. City Manager Short advised the owners of the Lakeside Plaza complex applied for an improvement grant through the Northeast Business District for parking lot improvements. The total cost of their project is estimated at \$132,731.09. The City is recommended a reimbursement of 50% (\$66,365.55) for the improvements.

A brief discussion was had regarding the parking lot and the drive through it. Community Development Director Travis Taylor advised the roadway in front of Ace Hardware going to Golfview Dr. is a separate parcel and owned by someone else.

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, Jerome, and Stehman

Nay: 0

Absent: 0

Abstain: 0

N. OLD BUSINESS

O. CLOSED SESSION

P. ANNOUNCEMENTS

Q. ADJOURNMENT

A motion was made by Councilman Jerome, seconded by Councilman Hausmann to adjourn at 7:32 pm. The motion carried by the following vote:

Aye: 5 - Hausmann, Fuhrmann, Green, Jerome, 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.