



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, August 26, 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: Assistant City Manager Jessica Short, Corporate Counsel Steve Giacoletto, and City Clerk Kim Wasser.

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

Absent: 0

C. INVOCATION

Delivered by Pastor Myles Holmes of Revive Church.

D. PLEDGE OF ALLEGIANCE

Recited.

E. PROCLAMATIONS/RECOGNITION/PRESENTATIONS

1. Service Club Spotlight - Collinsville Sunrise Kiwanis

Jan Patrick Hayden spoke of the Collinsville Sunrise Kiwanis organization. She advised the Kiwanis started in 1915 and is a global organization that is known for taking care of children through various means. She indicated the Collinsville chapter started in 1980. It currently has 31 members and meets at 8am every 2nd and 4th Thursday of the month at Schnuck's. She mentioned various ways they serve the community by participating in the Horseradish Fest, Community Awards Night, roadside clean up efforts on Beltline, SOS Kitchen, etc. The local Kiwanis group also helped with the handicap

accessible efforts at Willoughby Farm. She mentioned the Key Club at CHS that they sponsor. She spoke of their Christmas event for local children in need. Lastly, she invited everyone to participate in their annual golf tournament fundraiser event scheduled for September 12 at Arlington Golf Course.

2. Presentation of the Yard of the Month Award for August 2025

Attachments: [Agenda Item Report](#)

Mayor Stehman presented a plaque and gift certificate to Tara and Zeke Gerard of 315 Strong Ave. as August Yard of the Month recipients.

F. BUSINESS PRIOR TO PUBLIC INPUT

1. Ordinance Amending Title 17 (Zoning) of the Code of Ordinances as it Relates to Native Landscaping Standards

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

Senior Planner Caitline Rice advised this amendment is a City-initiated request to allow for native plantings. She advised the intent of this amendment is to provide clear and simple guidelines to ensure native planting areas are intentional, planned, and maintained.

She highlighted the proposed guidelines regarding the planting of native grasses, wildflowers, ferns, shrubs, etc:

Turf grass, noxious weeds and e=invasive species shall be removed prior to seeding or planting of native plants.

Location of native plantings cannot constitute a hazard to the public.

Native plants cannot encroach into neighbors property or upon sidewalks and streets.

Areas with native plants must be well maintained and defined with appropriate borders.

Burn permits are required prior to ecological burning.

Ms. Rice advised a zoning analysis was done in which all criteria was met and the Planning Commission recommends approval.

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

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

Nay: 0

Absent: 0

Abstain: 0

2. Ordinance Amending Title 17 (Zoning) of the Code of Ordinances as it Relates to Swimming Pools (Noncommercial)

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

Ms. Rice spoke of a previous variance regarding property line setbacks for an above ground swimming pool. This proposed amendment is to allow for a 5' setback from the side and rear yard property lines for swimming pools and define appropriate fence barrier requirements for above ground pools based on Building Codes.

She explained that the current Zoning Code requires a separate fence barrier for above ground pools while the Building Code permits the wall of an above ground pool to count toward the barrier if it is at least 48' tall. This amendment would remove fence barrier requirements from the Zoning Code and rely on Building Code interpretations.

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

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

Nay: 0

Absent: 0

Abstain: 0

3. Ordinance Amending Title 17 (Zoning) of the Code of Ordinances as it Relates to Signage Requirements

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

Overview by Joseph Williamson, Associate Planner, who advised this is an amendment regarding sign requirements. He spoke of the goals achieved by the proposed amendments to include:

Replacement of signs in existing cabinets or mounts may be switched out without requiring another permit.

Regulations to maintain abandoned signs.

Define material requirements for permanent signage.

Define setbacks for freestanding signs.

Codify Sign Zone 4.

He identified amendments related to Sign Zone 4 to include required materials to be used. The amendment specifies a durable, weatherproof material such as acrylic, metal, or PVC material to be used on all permanent signage.

The proposed amendment will also define and prohibit abandoned signage. Signs will be identified as abandoned 90 days after the closing of a business or establishment. The property owner will have 30 days to remedy the abandoned sign by replacing it with a plain panel.

He advised the amendment would also allow for one-for-one sign panel replacements. This replacement process will not require a permit as long as the cabinet or mount was previously approved and legally conforming. This process will consist of a panel replacement only.

Mr. Williamson advised this amendment will include sight distance triangle setbacks for freestanding graphics.

Lastly, he advised this amendment is in comparison with those of surrounding communities and the Planning Commission recommends approval.

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

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

Nay: 0

Absent: 0

Abstain: 0

4. Ordinance Rezoning Certain Real Property Owned by the City of Collinsville to Planned "CP-1" Commercial Park District (400 Pine Lake Road)

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

Community Development Director Travis Taylor advised this Ordinance would amend an existing planned Commercial Park District at 400 Pine Lake Rd. to allow for deviations pertaining to the future site of Fire Station 2. He outlined the listed deviations to include:

Landscape islands within the parking lot

Minimal parking requirements

Setbacks

He described the parcel as being over 1 acre in size. He displayed an aerial view of the property, site and landscape plans, site photos, as well as Zoning and Future Land Use maps. He advised the City is working with ArchImages for the design of the new Fire Station.

He elaborated on the deviations:

Removal of required landscape islands within the parking lot to allow for additional space for outdoor training exercises and maneuvering of large apparatus.

Reducing the number of parking spaces from 60 to 41 spaces which is more than enough for on-duty staff.

Reducing the side setbacks from 50 feet to 20 feet on the east side.

Director Taylor advised a zoning analysis was done in which all criteria was met.

Councilman Fuhrmann inquired as to why the City is wanting to rezone the property with deviations if the public body has yet to approve the new Fire Station. Director Taylor clarified that rezoning the parcel does not approve the building. Mayor Stehman advised the building plan will come back to Council for approval later on.

Councilman Fuhrmann inquired of the need for 41 parking spaces since only 4-5 are on a shift at any given time. Chief Bailot advised 41 parking spaces is more than enough for employees but additional parking may be necessary to host training events for the regional as well as concrete surface for heavy vehicles to be maneuvered. Mayor Stehman indicated that other communities come to this area for training. Councilman Fuhrmann inquired of current training being offered to which Chief Bailot advised the Collinsville Fire Department holds their training at Fire Station 1 now but when additional space is needed, they take their training off site to the Gateway Convention Center, if available. When the Gateway Center is not available, they host training elsewhere, such as the VFW.

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

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

Nay: 0

Absent: 0

Abstain: 0

G. COUNCIL DISCUSSION

H. SPEAKERS FROM THE FLOOR

Brittany (last name unknown) spoke of the presentation given by Police Chief Boerm and Lt. Jackson regarding the Collinsville Animal Shelter. She mentioned the Asilomar Accords system as being outdated and subjective. She indicated data can not be compared with other animal shelters or agencies who do not use the Accords system. She advised she attempted to get a TNR permit but

was denied because she does not have a colony. Lastly, she mentioned positive changes at the shelter and hopes to see more to come.

I. COMMENTS & ANNOUNCEMENTS - MAYOR

Mayor Stehman spoke of a recent event in honor of our volunteers who serve on the City's boards and commissions. He mentioned and recognized several members who have served for over 20 years. He thanked them all for their service to the community

J. COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

None.

K. COMMENTS & ANNOUNCEMENTS - CITY STAFF

Kimberly Caughran, Parks and Recreation Director, spoke of upcoming events:

Yoga Class - Monday's from 6:30-7:30 pm at the Activity Center

Adult Volleyball - Dorris School at 6:30 pm

Tunes at Blum - Outdoor Music Concert, Wednesday's in September at 6pm

Aqua Park - open weekends only, last day September 1

L. CONSENT AGENDA

City Clerk Wasser read the Consent Agenda.

1. Motion to Approve Payment of Bills for the Period Ending August 15, 2025 in the Amount of \$1,157,126.58

Attachments: [Agenda Item Report](#)
[08.01.2025 BOARD LIST INS.pdf](#)
[08.14.2025 BOARD LIST.pdf](#)
[08-15-25 INTERNAL PAYMENTS.pdf](#)

2. Motion to Approve Payroll for the Period Ending August 1, 2025 in the Amount of \$964,322.53

Attachments: [Agenda Item Report](#)
[BOARD LIST PE 08-01-25](#)

3. Motion to Approve Minutes of the August 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 (Mike Lutz)

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

5. Ordinance Authorizing the Mayor or City Manager for the City of Collinsville to Enter into an Illinois Workers' Compensation Settlement Agreement (Matt Giles)

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

6. Ordinance Authorizing the Mayor or City Manager for the City of Collinsville to Enter into an Illinois Workers' Compensation Settlement Agreement (Dennis Ponder)

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

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

Nay: 0

Absent: 0

Abstain: 0

M. NEW BUSINESS

1. Ordinance Authorizing the Mayor to Execute an Agreement with GRP Wegman in Relation to the Installation of Solar Panels at the Wastewater Treatment Plant in the City of Collinsville, Illinois

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

Troy Turner, Public Works Director, advised this Ordinance would authorize an agreement with GRP Wegman for the installation of a solar energy system at the Wastewater Treatment Plant (WWTP) in the amount of \$6,472,846. He advised the estimated offset of incentives is \$4,913,771 (76% of the total project cost) from energy credits, rebate and federal tax credit. He advised the WWTP is the largest energy consumption City facility. This project is estimated to offset 103% of the kWh usages.

The estimated payback time frame is 5.9 years. Staff recommends proceeding with the project.

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

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

Nay: 0

Absent: 0

Abstain: 0

2. Ordinance Authorizing an Intergovernmental Agreement Between the City of Collinsville and the Illinois Department of Transportation with Regards to the Lease of Certain Land to Generate Solar Power for the City's Wastewater Treatment Plant

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

Director Turner advised this Ordinance would authorize a lease agreement for land from IDOT. The 7 acre parcel of land is next to the WWTP and will house the City's solar array. He advised the lease agreement terms is for 10 years with an annual rate of \$7,050 and the lease can be renewed for an additional 10 years thereafter.

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

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

Nay: 0

Absent: 0

Abstain: 0

3. Ordinance Authorizing an Intergovernmental Agreement Between the City of Collinsville and the Illinois Department of Transportation with Regards to the Municipality Maintenance of Roadways Under State Jurisdiction

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

Overview by Director Turner, who advised this Ordinance would authorize an agreement with IDOT for the City to perform certain maintenance on roadways that are under their jurisdiction. He advised

IDOT will pay the City \$27,966.50 per year for maintenance of 1 lane of Main St. (from St. Louis Rd. to Rt. 159) and all lanes of Rt. 159 (from Indiana Ave. to Church St.). Maintenance includes pothole repairs, patch and crack sealing, snow removal, and tree trimming and mowing in right-of-way.

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

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

Nay: 0

Absent: 0

Abstain: 0

4. Ordinance Repealing Section 9.28.010 of the Collinsville Code of Ordinances with Regards to the Unlawful Use of Weapons in the City of Collinsville, Illinois

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

Police Chief Brett Boerm indicated the City recently became aware of an outdated Ordinance still on the books which does not align with State or Federal laws. He advised Section 9.28.010 of the City's Code prohibits mace (pepper spray) for self defense and criminalizes the possession of firearms in places that sell liquor. At this time, there is no longer a State or Federal law prohibiting such; and therefore, staff is recommending repealing Section 9.28.010 regarding unlawful use of weapons.

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

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

Nay: 0

Absent: 0

Abstain: 0

5. Ordinance Authorizing the Execution of an Agreement Between the City of Collinsville and Collinsville Community School District Unit #10 with Regards to Extra-Duty Police Officers (2025-2026)

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

Chief Boerm advised this is the annual agreement with Unit 10 for extra duty police assignments for

athletic and school events, as deemed necessary by the school district. This agreement is for the 2025-2026 school year to include services for security, crowd control, etc. The district will reimburse the City for the officer's time at a rate of time and a half, with a 2 hour minimum.

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

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

Nay: 0

Absent: 0

Abstain: 0

6. Ordinance Authorizing the Execution of an Agreement Between the City of Collinsville and Collinsville Community School District Unit #10 with Regards to Extra-Duty Firefighters/Paramedics (2025-2026)

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[Agreement](#)
[Tentative Schedule 2025](#)

Chief Bailot advised this is the annual agreement with Unit 10 for two paramedics and an ambulance to be on site during home football games. There are approximately 10 games during the 2025-2026 school year. The school district will reimburse the City for each paramedic at their overtime rate.

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

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

Nay: 0

Absent: 0

Abstain: 0

7. Resolution Providing Approval for the Final Plat of Collinsville Bluffs 1st Addition Subdivision

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

Overview by Senior Planning Rice, who advised this Resolution would approve the final plat of the Collinsville Bluffs 1st Addition Subdivision. She advised the existing property is just over 7 acres and referenced as Outlot A. They are wanting to subdivide Outlot A, known as 9504 Collinsville Rd., into 4 separate lots to be sold and owned separately.

A motion was made by Councilman Green, seconded by Councilman

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

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

Nay: 0

Absent: 0

Abstain: 0

8. Resolution Appointing a Member to the Cool Cities Committee (Francie Collins)

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

Ms. Rice advised this Resolution would appoint Ms. Collins to a 3 year term on the Cool Cities Committee. She spoke highly of Ms. Collins, her credentials and willingness to serve.

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

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

Nay: 0

Absent: 0

Abstain: 0

9. Resolution Appointing a Member to the Community Appearance Board (Pam Cox)

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

Director Caughran advised Ms. Cox submitted an application wishing to serve as a volunteer on the Community Appearance Board. She advised this appointment would fill the last vacancy on this board.

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

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

Nay: 0

Absent: 0

Abstain: 0

10. Resolution Appointing a Member to the Park and Recreation Advisory Commission (Mike Swinnen)

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

Overview by Director Caughran, who advised Mr. Swinnen has expressed interest in participating on the Park and Recreation Advisory Commission. She advised he has been an active volunteer, program sponsor and advocate for the City. He will replace the position vacated by David Seaton when he was elected to the Council.

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

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

Nay: 0

Absent: 0

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):

- 5. The purchase or lease of real property
- 6. The setting of a price for sale or lease of property
- 11. Pending or Threatened or Imminent Litigation

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

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

Nay: 0

Absent: 0

Abstain: 0

P. ANNOUNCEMENTS

Q. ADJOURNMENT

A motion was made by Councilman Green, seconded by Councilman Fuhrmann to adjourn at 7:57 pm. The motion carried by the following vote:

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