



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, February 24, 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 present: City Manager Derek Jackson and City Clerk Kim Wasser.

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

Absent: 1 - Councilman David Seaton

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

Recited.

E. PROCLAMATIONS/RECOGNITION/PRESENTATIONS

1. Swearing-In Ceremony of Isaiah Coad as Firefighter
Chief Bailot introduced Isaiah Coad and Mayor Stehman gave him the oath.

F. BUSINESS PRIOR TO PUBLIC INPUT

1. Ordinance Rezoning 206 Vandalia Street from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [PC Staff Report](#)
 [Site Plan](#)
 [Master Auto Subdivision Plat](#)
 [Stormwater Management Report](#)
 [Planned Development Narrative](#)
 [PC Minutes - Unapproved](#)

Senior Planner Caitlin Rice advised this Ordinance would rezone property, Master Auto at 206 Vandalia, to Planned Uptown Collinsville District in order to allow for a parking lot expansion.

She described the property as being a total of 3 lots in which they plan to consolidate the lots to 2, add 11 new parking spaces, dumpster enclosure, stormwater detention and landscaping. She displayed a site plan, landscaping plan and site photos.

She advised the building was built in 1960 as a grocery store but has since been a long time standing automotive shop. This use became legally nonconforming after updates to the Uptown Master Plan in 2008 and Land Use Table in 2009, phasing out automotive uses in the Uptown area.

Ms. Rice advised a zoning analysis was done and all criteria met. Staff recommends approval.

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

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

Nay: 0

Absent: 1 - Seaton

Abstain: 0

2. Ordinance Rezoning 709 Rose Avenue from "R-2" One-and Two-Family Residential District to "P-R-2" Planned One-and Two-Family Residential District

Attachments: [Agenda Item Report](#)
 [Ordinance](#)
 [PC Staff Report](#)
 [Proposed Design and Preliminary Site Plan](#)
 [PC Minutes - Unapproved](#)

Overview by Ms. Rice, who advised the property owner is requesting the property, 709 Rose Ave., to be rezoning in order to allow for the construction of a new duplex. The proposed duplex will

include 3 bedrooms, 3 baths with 2 car garage per unit. The property is currently vacant as the previous home was demolished. The parcel is just under 0.5 acres.

She displayed architectural elevations, first floor plan as well as finished basement floor plan. Zoning and Future Land Use map was displayed showing mix of single family and multi family land uses in the area.

She advised zoning analysis was done and criteria met.

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

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

Nay: 0

Absent: 1 - Seaton

Abstain: 0

G. COUNCIL DISCUSSION

H. SPEAKERS FROM THE FLOOR

Pete Stehman mentioned living in the Sugarloaf Rd. area. He advised he is the former Fire Chief. He thanked the Council, City Manager and Fire Chief Bailot for prioritizing the new Fire Station. He mentioned the need for minimal response times in order to serve the residents. He indicated the need for a new Fire Station for over 20 years. He mentioned building the new facilities for future growth and in appropriate locations to assist the residents. He mentioned the recent purchase of land on United Dr. for Fire Station 3 which will help serve those in the Sugarloaf Rd. area.

I. COMMENTS & ANNOUNCEMENTS - MAYOR

Mayor Stehman spoke of recently attending a ribbon cutting ceremony for the newly constructed Teklab building on United. Drive. Teklab has been in Collinsville since 1982 but recently built a 36,000 sf facility with a value of \$10 million and 40 jobs.

J. COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

None.

K. COMMENTS & ANNOUNCEMENTS - CITY STAFF

Parks and Recreation Director Kimberly Caughran spoke of programs:
Sham-Rock the Park
Aqua Park Programs

Public Works Director Troy Turner gave a brief overview on the Summit Ave. Reconstruction Project. He advised the City received a \$1.3 million grant as well as STP Funding (\$794,000), Madison County Grant (\$221,427) and MEPRD Grant (\$164,973) for this project. The low bidder was Keller Construction in the amount of just over \$2.2 million. Construction engineering is expected to cost \$200,000. Funding received is expected to cover all of the cost for construction and engineering.

He advised work is slated to being in May in an effort to minimize impact on school bus routes.

L. CONSENT AGENDA

City Clerk Wasser read the Consent Agenda.

1. Motion to Approve Payment of Bills for the Period Ending February 13, 2026 in the Amount of \$1,529,332.56

Attachments: [Agenda Item Report](#)
[02.01.2026 BOARD LIST INS](#)
[02.02.2026 BOARD LIST](#)
[02.06.2026 BOARD LIST](#)
[02.09.2026 BOARD LIST](#)
[02.11.2026 BOARD LIST](#)
[02-13-2026 INTERNAL PAYMENTS](#)

2. Motion to Approve Payroll for the Period Ending January 30, 2026 in the Amount of \$884,298.53

Attachments: [Agenda Item Report](#)
[BOARD LIST PE 1-30-26](#)

3. Motion to Approve Minutes of the February 10, 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 (David Scott)

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 Green, seconded by Councilman Fuhrmann, to approve the Consent Agenda. The

motion carried by the following vote:

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

Nay: 0

Absent: 1 - Seaton

Abstain: 0

M. NEW BUSINESS

1. Ordinance Authorizing the Execution of a Collective Bargaining Agreement Between the City of Collinsville, Illinois and the Collinsville Lodge No.103 of the Fraternal Order of Police

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[FOP Contract - 2026-2028.pdf](#)

Police Chief Brett Boerm advised this 3 year contract was recently ratified by the FOP (sworn personnel). He highlighted the contract to include wages, FTO compensation, on-call Detective compensation, vacation schedule changes and scheduling.

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

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

Nay: 0

Absent: 1 - Seaton

Abstain: 0

2. Ordinance Authorizing the Mayor to Execute (1) a Standard Form Agreement between Owner and Construction Manager as Constructor (Guaranteed Maximum Price), and (2) an AIA Document A133-2019 Exhibit A Guaranteed Price Amendment, between the City of Collinsville and Holland Construction Services, Inc. (Parks and Recreation Maintenance Building)

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[Collinsville Recommendation Letter](#)
[A133 - 2019 Agreement](#)
[A133-2019 Exhibit A](#)
[A133-2019 Exhibit B](#)
[A201 General Conditions](#)
[Exhibit 1 - Hourly Rates](#)
[CIP Project Page](#)

Director Caughran advised this Ordinance would authorize a Standard Form Agreement with Holland Construction with regards to construction services for the Parks Maintenance Building. The agreement establishes the guaranteed maximum price of \$96,478 to include preliminary building design and construction management fee. She advised the next step in this process will come before Council for approval after construction bids are received. She indicated this project was approved in the 2026 CIP with funding source from cell tower revenues.

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

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

Nay: 0

Absent: 1 - Seaton

Abstain: 0

3. Resolution appointing a member to the Planning Commission (Alex Dow)

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

Director Travis Taylor, Community Development Department, advised this Resolution would appoint Alex Dow to the Planning Commission for a 3 year term.

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

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

Nay: 0

Absent: 1 - Seaton

Abstain: 0

- N. OLD BUSINESS**
- O. CLOSED SESSION**
- P. ANNOUNCEMENTS**
- Q. ADJOURNMENT**

A motion was made by Councilman Green, seconded by Councilman Fuhrmann to adjourn at 7:12 pm. The motion carried by the following vote:

Aye: 4 - Hausmann, Fuhrmann, Green, and Stehman
Nay: 0
Absent: 1 - Seaton
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.