



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, January 27, 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, Corporate Counsel Steve Giacoletto and City Clerk Kim Wasser.

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

Absent: 0

C. INVOCATION

Delivered by Pastor Ron Habermehl of North Smoke Church.

D. PLEDGE OF ALLEGIANCE

Recited.

E. PROCLAMATIONS/RECOGNITION/PRESENTATIONS

F. BUSINESS PRIOR TO PUBLIC INPUT

1. Ordinance Rezoning Property Owned by Osborn Development LLC from "R-3" Multi-Family Residential to "P-R-3" Planned Multi-Family Residential (Haven Hills)

Attachments: [Agenda Item Report](#)
[Ordinance](#)
[Site Plan](#)
[Preliminary Plat](#)
[PC Staff Report](#)
[Draft PC Minutes](#)
[Minutes Exhibit 1 - Letter from James Spagna](#)
[TIS 10242025](#)
[Stormwater Drainage and Detention Report](#)
[Wetland Delineation Report](#)
[T&E Assessment](#)
[CRS Report - \(Cultural\)](#)
[Geotechnical Report](#)
[Protest Petition 07032025](#)

Senior Planner Caitlin Rice advised this Ordinance would rezone property as a Planned Multi Family Residential District for the Haven Hills development. The developer is proposing 3 buildings consisting of 60 one-bedroom units and new road connection from Ramada Blvd. to Reese Dr. and intersection improvements. The property will be subdivided into 2 lots and dedicated right-of-way along Reese Drive. She explained a Planned District is necessary as the developer is asking for deviations from parking standards and building material. She displayed an aerial map of the property and site photos.

She spoke of the public hearing held on July 10, 2025 and the various items discussed by the Planning Commission:

- Increase number of parking spaces
- Increase amount of brick materials to be used
- Reduce building height

She spoke of the public's concerns with the proposed development to include design, traffic impacts, wildlife, erosion control and stormwater impacts. The Planning Commission closed the public hearing and tabled the item in order to request a traffic study, drainage report and soil report from the developer.

Mr. Rice explained that the developer changed the scope of his project after this public hearing with the following:

- Revised Site Plan reducing the number of units, density and height of building
- Increase parking to 2 spaces per unit
- Remove bike path
- Expansion of improvements on the new road connection

The developer also submitted Traffic Impact Study, Wetland Delineation Report, Geotechnical Report, Cultural Resources Survey, Stormwater Drainage and Detention Report, and Threatened and Endangered Species Habitat Assessment.

Mr. Rice advised the Planning Commission held a public hearing on December 11, 2025 regarding this development in which the following was discussed:

Submitted studies were sufficient

Developer satisfied request for parking spaces and building materials

Traffic Impact Study (TIS) recommended the City to upgrade all roads in the area to current standards

Developer dedicated 15' right-of-way on south side of Reese Dr. for City's future improvements (10' wide road expansion and 5' sidewalks)

The Planning Commission recommended approval with the following conditions:

Stormwater detention basin to be located on same lot as development

Ensure building height does not exceed 35'

She spoke of the TIS findings:

Traffic impacts from Haven Hills are minimal

New road connection from Ramada to Reese reduces traffic on Sandridge and Notting Hill

Existing road deficiencies noted and recommended improvements

TIS recommendations:

Intersection of Ramada and Reese become continuous connection

Design intersection of new connector to be gradient for sight distance

Ms. Rice displayed the new Site Plan depicting dedicated right-of-way and road improvements. She displayed Landscape Plan, Open Space Plan, Preliminary Plat and Road Improvements.

She outlined deviations based on the newly submitted Site Plan development:

2 parking spaces per unit (total of 120 and 16 ADA spaces) instead of the required 150 spaces

50% masonry and 50% composite siding which is similar to that of surrounding buildings

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

Discussion was had regarding dedicated right-of-way. Ms. Rice advised residents on Reese Dr. voiced concerns regarding right-of-way issues should road improvements occur. She explained the developer dedicated 15' of his property (other side of the street from the residents) as right-of-way for future improvements.

Councilman Green inquired of the new road connection to which Ms. Rice displayed Site Plan depicting the connection.

Councilman Seaton mentioned previous Council members granting variances from building material requirements. He spoke in favor of brick masonry as per the City's Code requirements.

Councilman Hausmann inquired as to how long the property has been zoned R3. Ms. Rice indicated she did not know the exact date but at least since 2006.

Councilman Green commented on the project as being contentious among the residents because it is limited in that it is only 1 bedroom units. She mentioned the need for family housing. She mentioned the Council has to make difficult decisions, weight all the options and hopefully make the right decision for the community with little to no negative impacts. She thanked the residents for voicing their concerns and caring for the community.

Councilman Fuhrmann spoke of wanting to deny the development after hearing concerns from the residents but it was not a viable option. He spoke of deviations for masonry requirements and asked staff to review the Code for possible amendment.

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

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

Nay: 1 - Seaton

Absent: 0

Abstain: 0

G. COUNCIL DISCUSSION

1. Fire Station #2 Update and Overview

Attachments: [Agenda Item Report](#)

Chief John Bailot introduced Roy Mangan of Arch Images and Nathan Muny of Holland Construction. They gave an overview regarding the process of the new Fire Station #2.

Mr. Mangan spoke of the Site Plan featuring access on Pine Lake Rd. and Duplex Ct., wide aprons for apparatus, 41 parking spaces, rear lot for training exercises and screening of dumpster and generator. Next he went over the Architectural Building Plan to include vestibule with public restroom, offices, fitness area, day room and kitchen, classroom for training purposes, bunk rooms with bathrooms, bays for apparatus, storage for gear, and mezzanine. He spoke of the facade being full brick masonry with numerous windows for natural light.

Councilman Fuhrmann inquired about the number of bunk rooms since there is only 4 per shift. Chief Bailot explained the layout is to build a fire station for the future with potential growth as the building should suffice for 40 plus years. He (Bailot) spoke of the current Fire Station #2 which was built in the 1960's for a shift consisting of 1 person and now there are 4 per shift. He also indicated the need for additional space in the event of emergencies or special events.

Councilman Seaton inquired of potential cost saving options to which Mr. Mangan indicated the project has already been scaled back in an effort to reduce costs. Councilman Fuhrmann mentioned

the project being over budget. Mr. Mangan advised the building has been reduced to cut costs. Chief Bailot added the footprint of the facility has not increased but rather the cost of materials have increased.

A discussion was had regarding using funds from the Foreign Fire Insurance Board (FFIB). Chief Bailot explain how the funds are collected and how they can be used, based on state statutes. He advised the FFIB recently paid for cancer screenings for Fire Fighters. He indicated funds could be used to offset the cost of furnishings, if board approved. Councilman Fuhrmann inquired of using furniture from the old station. Chief Bailot advised much of the items are older with little to no value but he plans to repurpose items with value and of quality. Mayor Stehman clarified that FFIB 2% funds cannot be used for infrastructure purposed.

Mayor Stehman spoke of the need for a new fire station that is designed for years to come. He advised that a lot of time, effort and input has gone into the project from various committee members (Stehman, Hausmann, 4 fire fighters and Arch Images). He advised the cost was always a factor when designing the station. He mentioned previously facilities that were built undersized or on already City owned properties. Councilman Hausmann agreed with Mayor Stehman's comments and added that he relied on input from the Fire Fighters who use the building on a daily basis.

Councilman Seaton inquired of the construction process. Mr. Munny advised his team from Holland Construction will work with Arch Images to design a firehouse while keeping costs down. He advised 63 bids were received today with most coming in under budget. Holland Construction will set up interviews with the lowest bidders to discuss the scope of the project. Once finalized, Holland will present max price to Council for approval. Holland Construction will manage the project. He mentioned a 3% contingency fund to cover unforeseen items that is refunded if not used.

H. SPEAKERS FROM THE FLOOR

Sierra Summer spoke of a situation at the end of Goethe St. saying a neighbor moved and abandoned some cats. She distributed a picture depicting several cats on the porch of a house. She spoke of being charged with a City Ordinance regarding one of the cats.

Debbie Nelson spoke of the City's brick masonry Code standard. She advised the City is building a Fire Station based on current Code and should require the same standards for developers. .

Sierra Summer addressed Councilman Fuhrmann and indicated he was being condescending towards his peers.

I. COMMENTS & ANNOUNCEMENTS - MAYOR

Mayor Stehman thanked the Street Department crew for a job well done during the recent snow storm.

J. COMMENTS & ANNOUNCEMENTS - COUNCIL MEMBERS

None.

K. COMMENTS & ANNOUNCEMENTS - CITY STAFF

City Manager Jackson thanked the public for addressing the Council with their concerns and advised he would look into the matter.

Parks and Recreation Director Kimberly Caughran advised registration for Camp Kahok starts January 31.

L. CONSENT AGENDA

City Clerk Wasser read the Consent Agenda.

1. Motion to Approve Payment of Bills for the Period Ending January 16, 2026 in the Amount of \$754,368.23

Attachments: [Agenda Item Report](#)
[01.05.2026 BOARD LIST](#)
[01-09-2026 INTERNAL PAYMENTS](#)
[01.14.2026 BOARD LIST](#)
[01.16.2026 BOARD LIST](#)

2. Motion to Approve Payroll for the Period Ending January 2, 2026 in the Amount of \$878,688.20

Attachments: [Agenda Item Report](#)
[BOARD LIST PE 1-2-26](#)

3. Motion to Approve Minutes of the January 13, 2026 Council Meeting

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

4. Ordinance Repealing Chapter 8.16 (Open Burning) of the Code of Ordinances of the City of Collinsville

Attachments: [Agenda Report Item](#)
[Ordinance](#)
[Chapter 8.16](#)

5. Resolution Providing Final Plat Approval for the Re-Subdivision of Business Center Court

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

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 - Fuhrmann, Green, Seaton, Hausmann, and Stehman
Nay: 0
Absent: 0
Abstain: 0

M. NEW BUSINESS

1. Resolution Providing Preliminary Plat Approval for the Haven Hill Acres Subdivision

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

Ms. Rice advised this Resolution would provide for a Preliminary Plat approval for Haven Hills Subdivision by subdividing into 2 lots and dedicated right-of-way along the south side of Reese Drive. Lot 1 will consist of just over 9 acres and will be developed. Lot 2 is undeveloped and over 8 acres. She indicated a new road connection from Ramada to Reese and intersection improvements will be done.

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

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

2. Ordinance Establishing a Mow-To-Own Program for the City of Collinsville, Illinois

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

Community Development Director Travis Taylor introduced a mow-to-own program designed to transfer City owned properties to neighbors who maintain the property. Over the years, the City has obtained parcels and right-of-way land for various reasons. Many of these parcels cannot be developed or repurpose by the City. The program would allow for the transfer of ownership from the City to the neighboring property owner after 2 consecutive years of maintenance of the property. Once approved, staff will contact the neighbors of the listed properties to see if they are interested in participating in the program.

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

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

3. Ordinance Establishing a Curb Appeal Assistance Program for the City of Collinsville, Illinois

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

Director Taylor advised this is an exterior home improvement incentive program for up to \$3,000 reimbursement for eligible improvements. He mentioned various eligible exterior home improvement items to include - siding, windows, concrete driveways, etc. He outlined the terms of the program:
Owner occupied applicants
Homeowner 100% match
Max household income not to exceed 180% of MAI
Forgivable lien after 5 year owner occupancy

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

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

4. Ordinance Establishing an Infill Development Program for the City of Collinsville, Illinois

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

Overview by Director Taylor, who advised this program would allow for the City to off-load vacant parcels for the development of single-family residential homes to qualified developers. The City would identify developers through an RFQ process. The City would transfer the property(s) to the developer in exchange for a single family home to be built within a specific time frame. An agreement would also be made with the home buyer to ensure the home will be owner occupied for a minimum of 5 years.

Councilman Green inquired as to how many potential properties the City currently owns to which Director Taylor indicated 10 or less but the City could attain more in the future.

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

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

5. Ordinance Authorizing the Mayor to Sign a Renewal Agreement with Medicount Management, Inc. to Provide Ambulance Billing Services for the City of Collinsville

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

Chief Bailot advised this Ordinance would authorize a renewed agreement with Medicount Management of ambulance billing services for the Collinsville Fire Department. The term of the agreement is for a 3 year term at a 5.3% rate of gross amounts collected.

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

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

6. Ordinance Authorizing the Purchase of a Fire Engine from Sentinel Emergency Solutions in the Amount Not to Exceed \$1,259,870

Attachments: [Agenda](#)
 [Ordinance](#)
 [Purchase Agreement](#)

Chief Bailot advised this Ordinance would authorize the purchase of a new fire engine from Sentinel in the amount of \$1,259,870. This fire engine will replace the 2005 E-One. He explained orders must be placed now due to a 575 day delivery time (year 2028). This purchase will be in the 2028 Capital Improvement Plan and no payment is due until delivered.

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

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

7. Ordinance Authorizing the Mayor to Execute an Agreement with J & M Displays in Relation to a Fireworks Display in the Amount of \$33,000

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

Director Caughran advised this Ordinance authorizes an agreement with J&M Displays for the May 25, 2026 fireworks display on Memorial Day weekend.

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

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

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

Aye: 5 - Fuhrmann, Green, Seaton, Hausmann, 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 8:10 pm. The motion carried by the following vote:

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