

**COMMUNITY COMMITTEE MINUTES**  
**Wednesday, August 20, 2025, 7:00 p.m.**  
**City Council Chambers at City Hall**  
**10025 Bunkum Road**  
**Fairview Heights, IL 62208**  
**Also, Audio & Video Teleconference**

**Committee Members in attendance** – *Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck, Mayor Mark Kupsky, Ex-officio*

**Committee Members absent** – *none*

**Other Alderpersons and Elected Officials in attendance** – *Bill Poletti (video/teleconference), Barb Brumfield, Jimmy Winkeler, Josh Frawley*

**Others in attendance** – *Present: Parks and Recreation Director Angela Beaston, Director of Land Use & Economic Development Dallas Alley, Public Works Director John Harty, Public Works Admin Asst. Jill Huffman, City Attorney Andrew Hoerner. Video/teleconference, IT User Systems & Support Manager Zach Bartley, Director of Finance Gina Rader, FHPD Captain CJ Beyersdorfer.*

**Recorder** – *Karen Kaufhold/Wendi Gorney*

**Public Participation** *John Holzemer* provided an update to the committee regarding the three phases for replacement of the 14" gas line on the east side of Bunkum Road, which Ameren will replace with a 16" gas line. *Gary Wuebbels* expressed concerns regarding the following items: 1.) upkeep of St Clair Square (addressed by the mayor and Economic Development Director), 2.) the rotation of lights by the Rt 159 Dollar General and at Schnucks (addressed by Public Works Director), 3.) speeding issues on Frank Scott Parkway (addressed by Captain Beyersdorfer) and gas prices of Fairview Heights being higher than surrounding areas. *Sharon Zajac* raised concerns about potholes in the mall parking lot, commended the Planning Commission, and requested that traffic issues on N. Ruby Lane be addressed. *Jan Hill* spoke on the need to repaint the "SCHOOL" pavement markings and to install lighted school signs. She also commended the FHPD for their presence at the MetroLink Station, expressed interest in extending the bike trail to Lincoln Trail, and noted that Pearson Road is scheduled for resurfacing in January 2026.

**Approval of July 16, 2025 minutes**

A motion was made by Alderperson Anthony LaFlore and seconded by Alderperson Brenda Wagner to approve the July 16, 2025 minutes. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

***Parks & Recreation***

*Alderman Anthony LeFlore, Chairman*

**Parks and Recreation Director's Report**

Director Beaston presented the Director's Report and Facilities Usage Report and the Membership Usage Report to Committee for review. There were no questions.

### **Proposed Resolution Farnsworth – Generators at the REC and the Expansion Project**

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the resolution to add the generators to the Farnsworth contract in the amount of \$44,950.

Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

### **Approval to Bid Expansion Project**

A motion was made by Brenda Wagner and seconded by Frank Menn to approve and authorize the Director to solicit bids for generators at The REC Expansion. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

## ***Development***

*Alderman Brenda Wagner, Chairman*

### **Economic Development Director's Report**

Economic Development Director Dallas Alley presented the Director's Report to Committee for review. There were no questions.

### **Ordinance Approving the Tax Increment Development Plan and Project for the Fairview Heights Lincoln Highway and 159 TIF**

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the ordinance approving the Tax Increment Development Plan and Project for the Fairview Heights Lincoln Highway and 159 TIF. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

### **Ordinance Designating the Fairview Heights Lincoln Highway and 159 TIF**

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the Ordinance Designating the Fairview Heights Lincoln Highway and 159 TIF. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

### **Ordinance Adopting the Tax Increment Financing for the Fairview Heights Lincoln Highway and 159 TIF**

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the Ordinance Adopting the Tax Increment Financing for the Fairview Heights Lincoln Highway and 159 TIF. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

### **Ordinance Establishing and Designating the Lincoln Highway and 159 Business District and approving the Lincoln Highway and 159 Business District Plan Within the City of Fairview Heights, Illinois**

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the Ordinance Establishing and Designating the Lincoln Highway and 159 Business District and approving the Lincoln Highway and 159 Business District Plan within the City of Fairview Heights, Illinois. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.



**Ordinance Establishing and Imposing certain Business District Taxes in the City of Fairview Heights Lincoln Highway and 159 Business District**

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the Ordinance Establishing and Imposing certain Business District Taxes in the City of Fairview Heights Lincoln Highway and 159 Business District. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

**IDOR Notice regarding the Fairview Heights Lincoln Highway and 159 Business District**  
(No action required)

**Ordinance Amending the 2025-2026 Budget for the City of Fairview Heights**

A motion was made by Pat Peck and seconded by Anthony LeFlore to forward Ordinance Amending the 2025-2026 Budget for the City of Fairview Heights.

Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

**Planning**

*Alderman Frank Menn, Chairman*

**Planning Director's Report**

Economic Development Director Dallas Alley presented the Director's Report to Committee for review. There were no questions.

**Planning Commission Cases**

**PC 12-25 CC Preliminary Plat to Subdivide 29 Fairview Hills**

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Anthony LeFlore to forward to City Council for recommendation for approval based on the lot size being similar with the other lot sizes in that community. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried with 5 yeas.

**Zoning Board of Appeals**

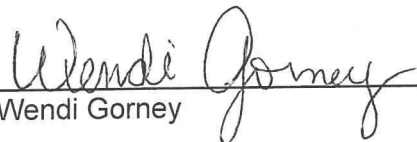
No cases at this time

**Resolution – Contract for Professional Services for Engineering related to St Ellen Train, Phase 4**

A motion was made by Pat Peck and seconded by Anthony LeFlore to forward to City Council for approval the resolution of the Contract for Professional Services for Engineering related to St Ellen Train, Phase 4. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Motion and second to adjourn by Alderpersons Brenda Wagner/Frank Menn. Meeting adjourned at 7:48 p.m.

Submitted By:

  
Wendi Gorney