

Finance Committee Meeting: February 3, 2026

Sign-In: Jim Hawkins (Chairperson), Kim Pierson, Greg Garcia, Jerry Harrington, Bob Pickerell, City Clerk Jenna DeYong, Mayor Parkinson, Attorney Tonya Genovese, Keith Burton, Dan McDowell, Jason Smith and Randy LeMaster were present.

Aldersperson Hawkins called the meeting to order.

A. Approval of Finance Committee Meeting Minutes from January 20, 2026

Motion by Aldersperson Burton, seconded by Aldersperson Pierson to approve the Finance Committee Meeting Minutes from January 20, 2026. All voted yes; the motion carried.

B. Surface Transportation Project (STP-S) Application Fee – Madison Ave.

City Engineer Joe Juneau advised the fee of \$5,812.86 is an application fee requesting Federal Funds regarding the milling and resurfacing of Madison Avenue from 19th St to 17th St.

Motion by Aldersperson Hawkins, seconded by Aldersperson McDowell to approve the application fee for the Surface Transportation Project. All voted yes; the motion carried.

Motion by Aldersperson Hawkins, seconded by Aldersperson LeMaster to adjourn the meeting. All voted yes; the motion carried.

Attest

Jenna DeYong, City Clerk

COMMITTEE MEETING

1. Public Works:

Sign-In: Bob Pickerell (Chairperson), Kim Pierson, Jerry Harrington, City Clerk Jenna DeYong, Mayor Parkinson, Attorney Madelyn Foster, Dan McDowell, Michaelene Millas, Jason Smith and Randy LeMaster were present.

Greg Garcia, Jim Hawkins and Keith Burton were absent.

Aldersperson Pickerell called the meeting to order.

A. Approval of the Public Works Committee Meeting Minutes from January 20, 2026

Motion by Aldersperson Pickerell, seconded by Aldersperson Smith to approve the Public Works Committee Meeting Minutes from January 20, 2026. All voted yes; the motion carried.

B. Request to extend handicapped parking space at 2914 E 24th Street for an additional four years

Motion by Aldersperson Pickerell, seconded by Aldersperson Smith to approve extending a handicapped parking space at 2914 E 24th Street for an additional four years. All voted yes; the motion carried.

Motion by Aldersperson Pickerell, seconded by Aldersperson Smith to adjourn the meeting. All voted yes; the motion carried.

Attest

Jenna DeYong, City Clerk

2. Economic Development/Planning & Zoning:

Sign-In: Dan McDowell (Chairperson), Kim Pierson, Jerry Harrington, Bob Pickerell, City Clerk Jenna DeYong, Mayor Parkinson, Attorney Madelyn Foster, Michalene Millas, Jason Smith and Randy LeMaster were present.

Greg Garcia, Jim Hawkins and Keith Burton were absent.

Aldersperson McDowell called the meeting to order.

A. Approval of the Economic Development Committee Meeting Minutes from January 20, 2026

Motion by Aldersperson McDowell, seconded by Aldersperson LeMaster to approve the Economic Development Committee Meeting Minutes from January 20, 2026. All voted yes; the motion carried.

B. Approval of the Planning & Zoning Committee meeting Minutes from December 16, 2025

Motion by Aldersperson McDowell, seconded by Aldersperson LeMaster to approve the Planning & Zoning Committee Meeting Minutes from December 16, 2026. All voted yes; the motion carried.

C. Non-Action Item: Data Center work study session

Aldersperson McDowell deferred to Economic Development Director Cathy Hamilton.

Director Hamilton advised the Council that Granite City is the only community in Madison County with a dedicated DATA CENTER website.

She presented the timeline of events to date, informing the Council that developers have been "kicking dirt" around Madison and St. Clair County since 2022.

November 18, 2025: Data Center Developer Cloverleaf notified the City of possibly locating in Granite City. (Presentation available at www.granitecitydatacenter.com)

December 2, 2025: Presentation to City Council identifying key issues.

December 9-10, 2025: Site tour of Google Data Center in Papillion, Nebraska

January 2026: Zoning Amendment Petition Created for Planning Commission review, launched community engagement.

February 5, 2026: Planning Board Meeting with public engagement

March 10, 2026: Mayor's Speaking Series-Data Centers & Economic Development

Mayor Parkinson stated at the February 5, 2026, meeting that the city was not changing zoning to allow Data Centers, they were already allowed, the city was putting proactive measures in place for some of the concerns the citizens have regarding Data Centers.

Hamilton stated that the Zoning Amendment Article 17 would allow the city to raise the standards.

Mayor Parkinson used Air Products as an example of the need for stricter restrictions on noise levels.

He added that the misconception by the public was that the city was trying to change zoning to allow Data Centers when, in fact, it was zoned correctly to allow them to come here. The city is trying to hear the complaints of the citizens and put in place restrictions to govern them so we do not end up with another Air Products that make noise in the middle of a neighborhood.

Aldersperson McDowell stated that zoning was recently changed due to Cannabis. The Mayor stated the city and the previous administration did not want cannabis sales on every corner, adding they zoned areas along Route 3 for cannabis sales.

Aldersperson Smith questioned whether there is something that needs to be added to the restrictions does the city have to go back through the planning commission. The Mayor stated it depends, if less restrictive than what is set. The answer is no.

Hamilton stated the next event would be the Mayor's Speaking Series on March 10, 2026, adding that on February 5th, zoning was discussed and during the next event Economic Development will be addressed for jobs and utilities. She added there will be no developers present because there is not a proposal. It will be designed to have regulators and utility companies there, creating a community resource room for citizens to ask questions.

Mayor Parkinson stated the Planning Board did a fantastic job on February 5th providing the city with lots of feedback from the public.

Hamilton presented the Granite City Zoning District and Process with the Comprehensive Plan going back to 1993.

She stated there have been no changes to zoning boundaries or rezoning of any properties, adding that all property is already incorporated into the city and is zoned in compliance with the comprehensive plan.

Hamilton advised that the Planning Commission has the responsibility to review a project, hold Public Hearings for community input and make recommendations to the City Council. She added that Article 17 creates minimum development standards for additional development negotiation during the planned unit development process.

Hamilton advised the city's focus is being clear and transparent during the process while addressing the community concerns. She added that when you see committee meetings with no actionable items or discussions, the city is trying to be clear as possible to the community about what the meeting entails. She advised the next step is to build up the website with frequently asked questions.

Alderspersion LeMaster questioned who would make an offer to the city. Would it be Cloverleaf or the company going into the Data Center?

Mayor Parkinson stated the initial offer would come from a land development company like Cloverleaf. Once they get through all the zoning, and they have the rules that the city will require in place, then they will go out and find a Data Center company that will sell the property to and build it. That is where Article 17 would come into place; the city will negotiate with them based on their plans.

Alderspersion McDowell stated much like what was done with Coleman Properties.

Alderspersion LeMaster questioned, once an offer is made, what involvement the council would have with the process and what is wanted.

Mayor Parkinson stated it is not as complicated as it sounds, the city knows the issues; water, power and noise. Once the initial bumpers are put in, the zoning board will do the heavy lifting with the assistance of the Administration and be brought to the council and adjustments can be made based on Council input. It can be done in committee meetings to discuss or amendments made on the floor. The best thing to do is to let the zoning board do their job, have a committee meeting and bring it back in two weeks for a vote. He added the same will apply to anything that is put there.

Alderspersion LeMaster stated it is hard to ask questions with no offer on the table. Mayor Parkinson stated that once there is an offer, it goes away.

Hamilton stated there would be a Pre-Funding Agreement, which is a typical development structure

that any city would do with a project of this scope. The agreement would make the developer responsible for providing funding to allow the city to bring in experts of their choosing. No taxpayer dollars will be used.

Hamilton began discussion on utility rate increases for residents. She stated Ameren's process: If a developer has a site in Madison/St. Clair County, they must go into Ameren's portal and Ameren does a report on the cost of bringing utilities to the site. The cost of bringing anything to that site is paid fully by the developer. That has been confirmed by Ameren and developers. Ameren will be present at the Mayor's Speaking series to discuss how rates/payments are done. Also, it is known that the Council does not want the citizens to incur costs that should be paid by developers.

Aldersperson Smith stated that as council members we are all citizens too, our utilities may or may not go up as well.

Mayor Parkinson stated he has heard both sides. Some areas state it has stabilized their utilities because developers paid to put in new electrical systems throughout their local grid at no cost to taxpayers. Other stories say it created a shortage and utilities went up. The city is aware of that but does not control the utilities and will make sure there are people from Ameren there to answer questions.

Aldersperson McDowell stated that at the Troy Planning & Zoning Meeting that the Southwestern Electric Cooperative was there and stated that rates are going up regardless of a Data Center or not. He added that any Data Center that goes into the 15-state grid (Miso Grid), the electricity is portioned out to that entire grid so we pay for some of theirs, and they pay for some of ours.

Mayor Parkinson stated he believed part of the misconception is that if you build a Data Center in Granite City, rates will go up and be passed directly to the residents. When in fact, they are shared throughout the entire region of the Miso Grid.

Hamilton stated it is not just pricing, anything that happens through that grid affects the city.

Hamilton stated there is debate on noise pollution and light pollution. She stated the city could hire a third party to review the analysis, adding a sound study would be submitted to the city.

Aldersperson LeMaster asked if there had been any feedback from the people of Mitchell?

Hamilton stated she had been contacted by someone in that area regarding flooding.

Mayor Parkinson stated that any water run off, etc. would have to go through Metro East Sanitary District.

Hamilton advised that the city does not control the regulatory process, it is just one piece. IEPA reviews, water company, IDNR and any other regulatory processes will be in addition to our zoning process.

Hamilton deferred to Mayor Parkinson regarding Property Tax Benefits.

Mayor Parkinson touched on the misinformation that is being put out on social media. He stated the projections on one three- to-four-hundred acre Data Center sites are \$36,000,000 in property taxes for the taxing body. He stated he had a meeting with the other taxing bodies where it was discussed not to capture the growth to allow for property taxes to fall, adding it is believed that with little incentive to no

incentive, the property tax reduction could be somewhere in the range of 40% of your tax bill with one Data Center. He added the city is not looking at giving tax breaks; the tax benefits must benefit the taxpayers with tax relief.

Parkinson stated there was a time in this community where industry supported the tax base and paid the bills. When TIF's and other projects that were beneficial to big business and not the taxpayers came into play, it drove up taxes on property. The city has paid down debt, and now it is time for us to look at the possibility of this being a tax leader to change things for the city. The Mayor challenges residents that are against Data Centers to be open-minded about a Data Center that can reduce taxes by 40% being built in an industrial area out on Route 3 away from residential housing developments.

The city is trying to put together a timeframe. If a project is brought to us, it would probably be a four-year outlay from the time they get through zoning, getting passed and built for the taxes to start coming in on that property. It will probably be a four to six-year plan for property tax relief.

It is the intention to structure the agreements to have tax relief for the residents. Holding politicians accountable by our citizens.

Mayor Parkinson stated if a company comes in trying to get an enterprise zone or a TIF district, they can keep shopping.

Hamilton advised there would be a property tax analysis presented at the March 10th event.

She advised that there are no incentives north of 270, no enterprise zone or TIF districts, adding that any consideration of that would take a public process. She stated the other sites enterprise zone and TIF district expire in five years. If incentives are used, the city will have greater control over jobs and callbacks, etc. Currently, the city has an incentive agreement with another industrial user that they get paid for every Granite City resident that they employ.

Mayor Parkinson stated one of the things being considered for negotiations is a commitment on a yearly basis for an annual payment for an assistance fund for the elderly and people who struggle paying their utility bills. Again, this would come if we get an offer down the road. There is no timeline for when or if an offer will come. We are trying to be prepared if an offer does come. On the job end of things, we were told by the city of Papillion of over 100 jobs at their center. The jobs range from high-end jobs that they train people for and include security, food service and maintenance positions.

Mayor Parkinson spoke with Illinois American Water regarding water consumption. He stated the city will require a closed loop system. Illinois American Water stated they are nowhere near capacity limits on water, they have plenty of water to support a Data Center. They will be at the March 10th meeting for the public to get answers from them.

Hamilton stated power generation was brought up and noted it is more of a state and federal issue.

Hamilton stated the information in the packet was submitted to her by zoning board members and council members. She opened the floor to the council for discussion.

Mayor Parkinson stated that if an offer comes to the city, the biggest part of negotiations is benefiting the taxpayers.

Aldersperson McDowell stated one thing that was not brought up was diesel generators. He advised that the hospital uses diesel generators, and there are not a lot of complaints due to the infrequent use of them.

Mayor Parkinson stated the EPA is there for scheduled testing, making citizens aware in advance.

Hamilton stated there are ways to mitigate questions and challenges, adding they are not supposed to run off their generators.

Aldersperson Pickerell stated there are diesel trucks on the streets daily.

Mayor Parkinson stated that at the warehouses in Edwardsville and Pontoon Beach there are hundreds of diesel trucks coming in and out daily burning fossil fuels. They put a strain on the water run-off for Metro East Sanitary District. They are in enterprise zones and TIF districts that do not benefit the taxpayers, they don't help school districts.

Aldersperson McDowell questioned if, once the committee meeting closes, they are still in a quorum. City Clerk DeYong stated that yes, the council is still a quorum until the council meeting starts and cannot act as a board or answer any questions as a board once the meeting closes.

Motion by Aldersperson McDowell, seconded by Aldersperson LeMaster to adjourn the meeting. All voted yes; the motion carried.

Attest

Jenna DeYong, City Clerk

TOWNSHIP MEETING

Mayor Parkinson called the meeting to order at 7:00 p.m.
Invocation was led by Alderperson Dan McDowell.

1. Pledge of Allegiance

All stood for the Pledge of Allegiance.

2. Roll Call

ROLL CALL: Mayor Parkinson, Alderperson McDowell, Alderperson Pickerell, Alderperson Smith, Alderperson Harrington, Alderperson LeMaster, Alderperson Hawkins, Alderperson Pierson, Alderperson Millas and City Clerk Jenna DeYong were present.
Alderpersons Garcia and Burton were absent.

3. Township Board Minutes - Approval of the Township Board Meeting Minutes from February 3, 2026

Motion by Alderperson Harrington, seconded by Alderperson Pierson to approve the Township Board meeting Minutes from February 3, 2026. All voted yes; the motion carried.

4. Presentation of Communications

None

5. Finance Committee: Jim Hawkins, Chairperson

A. Bill List - Town Fund

Motion by Alderperson Hawkins, seconded by Alderperson Smith to approve the bills payable from the Town Fund in the amount of \$34,560.84.

ROLL CALL: Mayor Parkinson, Alderperson McDowell, Alderperson Pickerell, Alderperson Smith, Alderperson Harrington, Alderperson LeMaster, Alderperson Hawkins, Alderperson Pierson and Alderperson Millas. All voted yes; the motion carried.
Alderpersons Garcia and Burton were absent.

B. Bill List - General Assistance Fund

Motion by Alderperson Hawkins, seconded by Alderperson Harrington to approve the bills payable from the General Assistance Fund in the amount of \$15,616.25.

ROLL CALL: Mayor Parkinson, Alderperson McDowell, Alderperson Pickerell, Alderperson Smith, Alderperson Harrington, Alderperson LeMaster, Alderperson Hawkins, Alderperson Pierson and Alderperson Millas. All voted yes; the motion carried.
Alderpersons Garcia and Burton were absent.

6. Unfinished Business

None

7. New Business

None

8. Adjournment

Motion by Alderperson Hawkins, seconded by Alderperson Harrington to adjourn the meeting. All voted yes; the motion carried.
Meeting adjourned at 7:02 p.m.

Attest

Jenna DeYong, City Clerk

CITY COUNCIL MEETING

Mayor Parkinson called the meeting to order.

1. Roll Call

ROLL CALL: Mayor Parkinson, Alderperson McDowell, Alderperson Pickerell, Alderperson Smith, Alderperson Harrington, Alderperson LeMaster, Alderperson Hawkins, Alderperson Pierson, Alderperson Millas and City Clerk Jenna DeYong were present.
Alderpersons Garcia and Burton were absent.

2. City Council Minutes - Approval of the City Council Meeting Minutes from February 3, 2026

Motion by Alderperson Millas, seconded by Alderperson Smith to approve the City Council Meeting Minutes from February 3, 2026. All voted yes; the motion carried.

3. Presentation of Communications

A. Request from Brightpoint for a road closure on April 18, 2026, for the Annual Kids & Cops 5K Doughnut Run

Motion by Alderperson Hawkins, seconded by Alderperson Harrington to approve road closures for the April 18, 2026, Annual 5k. All voted yes; the motion carried.

4. Mayor's Remarks

Mayor Parkinson recognized Granite City High School Freshman, Natalie Jones, for her achievement as the 2026 Microsoft Office Specialist State Champion.

A. Rhonda Breslin, Republic Services

Rhonda Breslin from Republic Service addressed the Council outlining the services being provided to the City, the industry updates and stats.

5. Report of Standing Committees:

A. Negotiations Committee: Greg Garcia, Chairperson

No report

B. The District Committee: Michalene Millas, Chairperson

No report

C. Planning & Zoning Committee: Dan McDowell, Chairperson

No report

D. Legal & Legislative Committee: Jason Smith, Chairperson

No report

E. Public Works Committee: Bob Pickerell, Chairperson

i. An Ordinance designating a handicapped parking space for an additional four years at 2937 East 25th Street within the City of Granite City

Motion by Alderperson Pickerell, seconded by Alderperson Smith to approve an Ordinance designating a handicapped parking space for an additional four years at 2937 E 25th Street within the City of Granite City.

ROLL CALL: Alderperson McDowell, Alderperson Pickerell, Alderperson Smith, Alderperson Harrington, Alderperson LeMaster, Alderperson Hawkins, Alderperson Pierson and Alderperson Millas. All voted yes; the motion carried.

Alderpersons Garcia and Burton were absent.

FINAL PASSAGE: Alderperson McDowell, Alderperson Pickerell, Alderperson Smith, Alderperson Harrington, Alderperson LeMaster, Alderperson Hawkins, Alderperson Pierson and Alderperson Millas. All voted yes; the motion carried.

Alderspersons Garcia and Burton were absent.

F. Police Committee: Jerry Harrington, Chairperson

i. January 2026 Chief STATS

Motion by Aldersperson Harrington, seconded by Aldersperson McDowell to approve and place on file the January 2026 Chief STATS. All voted yes; the motion carried.

G. Fire Committee: Randy LeMaster, Chairperson

i. January 2026 Fire & EMS Reports

Motion by Aldersperson LeMaster, seconded by Aldersperson McDowell to approve and place on file the January 2026 Fire & EMS reports. All voted yes; the motion carried.

ii. Accept the resignation of Firefighter/EMT Connor Brown

Motion by Aldersperson LeMaster, seconded by Aldersperson Smith to accept and place on file the resignation of Firefighter/EMS Connor Brown. All voted yes; the motion carried.

iii. Request for approval to hire the next eligible candidate for firefighter

Motion by Aldersperson LeMaster, seconded by Aldersperson Smith to approve the request to hire the next eligible candidate for firefighter. All voted yes; the motion carried.

H. Risk Management Committee: Kim Pierson, Chairperson

No report

I. Economic Development Committee: Keith Burton, Chairperson

No report

J. Finance Committee: Jim Hawkins, Chairperson

i. Payroll

Motion by Aldersperson Hawkins, seconded by Aldersperson Pierson to approve payroll from the period of 2/1/2026-2/15/2026 in the amount of \$714,347.63.

ROLL CALL: Aldersperson McDowell, Aldersperson Pickerell, Aldersperson Smith, Aldersperson Harrington, Aldersperson LeMaster, Aldersperson Hawkins, Aldersperson Pierson and Aldersperson Millas. All voted yes; the motion carried.

Alderspersons Garcia and Burton were absent.

ii. Bill List

Motion by Aldersperson Hawkins, seconded by Aldersperson Pierson to approve the bill list in the amount of \$589,564.83.

ROLL CALL: Aldersperson McDowell, Aldersperson Pickerell, Aldersperson Smith, Aldersperson Harrington, Aldersperson LeMaster, Aldersperson Hawkins, Aldersperson Pierson and Aldersperson Millas. All voted yes; the motion carried.

Alderspersons Garcia and Burton were absent.

iii. Finance Report

Motion by Aldersperson Hawkins, seconded by Aldersperson Harrington to approve and place on file the January 2026 Finance Report. All voted yes; the motion carried.

6. Report of Officers

None

7. Appointments

None

8. Unfinished Business

None

9. New Business

None

10. Public Correspondence

None

11. Adjournment

Motion by Alderperson Hawkins, seconded by Alderperson Pierson to adjourn the meeting. All voted yes; the motion carried.

Meeting adjourned at 7:23 p.m.

Attest

Jenna DeYong, City Clerk