

**RED BUD PLANNING COMMISSION  
MEETING MINUTES**

**MEETING DATE:** NOVEMBER 18, 2025 7PM

**MEETING LOCATION:** RED BUD CITY HALL

**ATTENDEES:**

JOHN HOLZUM, CHAIR

JOSH JOHNSON

ROBBIE AUBUCHON

JEFF HICKS

MATT WAGNER

**CITY OF RED BUD REPRESENTATIVES:**

JEFF MUELLER, CODE ADMINISTRATOR

ALAN PIEL, CITY COUNCIL MEMBER (WARD IV)

**REGRETS:**

SCOTT VOSS

ANDREA LETCHER

JANET BRAUN

The meeting was called to order at 7.05pm by Chairperson John Holzum, who led the attendees in the Pledge of Allegiance. A call of the roll was completed, as noted above, and a quorum was established.

Chairperson Holzum welcomed Public Comments, and recognized Mayor Susan Harbaugh, who was in attendance to address the Planning Commission primarily regarding the approval of the Comprehensive Plan. Harbaugh thanked the Planning Commission members for their engagement in the long process from inception to tonight's vote, providing an overview of the timeline of meetings, events, and plan drafts. Mayor Harbaugh also noted that there is a new keypad at the back door of City Hall, which can be accessed with a key fob for entry on meeting nights between 5pm and 9pm. Each member of the Planning Commission was provided with a key fob.

Chairperson Holzum noted that the Planning Commission had no hearings coming before the Commission at this month's meeting.

Meeting minutes from September 15, 2025 were reviewed. Jeff Hicks made a motion to approve the meeting minutes from September 15, 2025 as submitted. Josh Johnson seconded the motion, and the motion passed unanimously.

Chairperson Holzum asked for comments for the good of the city. Holzum noted a letter received from the Red Bud Community Foundation informing residents of scholarship opportunities for local students. Mayor Harbaugh noted that the RB Community Foundation was a separate 501c3 organization from the City.

Chairperson Holzum asked for comments from the Code Administrator, Jeff Mueller. Mr. Mueller noted that the Planning Commission has a vacancy, and that he has put an advertisement in the North County News to help fill the vacancy. Mueller encouraged Planning Commission members to recruit civic-minded persons who might be interested in service, and when asked by Mr. Hicks, Mueller noted that there is no restriction based on residence with city limits or up to 1 ½ miles out of town.

Chairperson Holzum moved the meeting agenda to the approval of the final draft of the City of Red Bud Comprehensive Plan.

Administrator Mueller noted that future zoning appeals for changes need not follow the Future Land Use recommendations; rather, it is used as a tool and guide for future appeals. Mueller then went through the final draft of the document, providing an overview of the implementation plan. Of note:

- A traffic plan for Locust Street, which sees 2500 cars per day in traffic.
- Relocating the post office is key to several long-term plans in the downtown area, including Bloom Street improvements with the possibility of creating a 'city square' feel in the block between Main, Market, Bloom, and 2<sup>nd</sup>.
- Adding more murals around the City
- A lack of housing, and specifically affordable housing, is a major section of the comprehensive plan, with the objective of considering strategies to add affordable residential housing.
- Regarding utilities infrastructure, Mueller noted that water quality is an improvement area in the plan. The city has replaced and made improvements to pumps and aerator equipment, but as noted in the comprehensive plan that water quality is still a point of emphasis. Also in the plan for utilities infrastructure is water meter replacement.
- A new Red Bud Business Park might likely require the addition of a gas regulator and substation.

Chairperson Holzum asked for member comments on the Comprehensive Plan.

Matt Wagner thanked Administrator Mueller for his work on this project. Wagner offered comments that utilities infrastructure might be the biggest hurdle in achieving many of the primary goals included in the comprehensive plan, and encouraged the City to proactively invest in utilities infrastructure to get ahead of future needs and demands on existing systems.

Chairperson Holzum asked who owns the Post Office. Mayor Harbaugh noted that the Federal Government owns the Post Office real estate.

Chairperson Holzum asked about whether grants were available to the City for water meter replacement. Administrator Mueller and Mayor Harbaugh noted that there are grants available for some communities, but those grants are offered based on socio-economic factors and Red Bud does not qualify.

Mayor Harbaugh reminded the Planning Commission that Red Bud is unique in owning and managing our own city utilities, noting that Red Bud was like a 'Dodo Bird' (the extinct flightless bird) in that fact. Harbaugh said that meter-reading upgraded systems to exist that would cover our unique system, but that those systems are very expensive. Matt Wagner asked the Mayor if at some point, given the uniqueness of our system and the cost of upgrades associated with it, that the City will be held back from future growth by this utilities management structure.

Mayor Harbaugh said that the City of Red Bud has savings accounts for the projects in the comprehensive plan, but those funds have departmental restrictions and it will take time to complete all projects. Chairperson Holzum asked whether new digital meters are being installed on new housing, such as the housing being built in the new subdivision at West Field Street and Flint Street. Administrator Mueller was unsure and deferred to City Superintendent Josh Eckart on that question.

Chairperson Holzum asked if residents could forward a referendum on updates and upgrades to city utilities. Mayor Harbaugh said probably not, but utility rate increases could cover the costs of upgrades. It was noted that utility rate increases were not a favorable option.

With no additional discussion, Chairperson Holzum asked for a motion to approve the City of Red Bud Comprehensive Plan. A motion was made by Jeff Hicks to approve the City of

Red Bud Comprehensive Plan, and a second was made by Matt Wagner. The motion carried unanimously.

Chairperson Holzum asked for any comments for the good of the order. Holzum encouraged use of social media and other channels to fill vacancies. Administrator Mueller noted that City staff had also posted on social media. Wagner noted that he completed the Freedom of Information Act (FOIA) and Open Meetings Act (OMA) online training offered by the State of Illinois. The Commission members also discussed having a Christmas Party, and whether the city would cover costs or whether those costs would be covered by members. After some discussion, it was decided that no Christmas Party would be scheduled.

Chairperson Holzum noted that the Planning Commission will have a meeting on December 16<sup>th</sup>, 2025 if there are zoning hearings to come before the Commission.

Chairperson Holzum asked for a motion to adjourn the meeting. A motion was made by Jeff Hicks and seconded by Matt Wagner to adjourn the meeting, which was approved unanimously. The meeting was adjourned at 7.40pm.

SUBMITTED BY: MATT WAGNER

SUBMITTED DATE: NOV 24, 2025