

**Zoning Committee Meeting
Monday, September 15, 2025
Red Bud City Hall
Council Chambers (2nd floor)**

Committee Members Present: Alan Piel, Jeremy DeMond, Curt Guebert,
Patrick Mueller

Committee Members Absent: Rodney Nevois

Council Members Present: Bryce Parsons, Bill Hanebutt

Council Members Absent: Kyle Donjon

Others Present: Mayor Susan Harbaugh, City Attorney Rick
Cooper, City Superintendent Josh Eckart, Code
Admin./City Engineer Jeff Mueller, Admin.
Officer Jill Landgraf, City Clerk Joanne
Cowell, Finance Officer Liz Cowell

Others Absent: Police Chief John Brittingham

Committee Chairman Piel called the meeting to order at 7:02 P.M.

Old Business

I. Comprehensive Plan Update

City Engineer Mueller said he, Mayor Harbaugh and Jill Landgraf reviewed the comprehensive plan; sent changes back to Farnsworth and are waiting for updates.

New Business

I. Approval of Prior Month's Meeting Minutes – Meeting August 18, 2025
Recommendation made by Committee Chairman Piel, seconded by Committee Member Mueller, to approve the minutes from the August 18, 2025, meeting. Carried

II. Volkert – Phase 2 Engineering Services Contract

Code Admin. Mueller explained that the enclosed Volkert, Inc. proposal is to do the last seven lots, south of the ditch. The fees are about \$15,000 higher than expected because of geotechnical work for this extremely large box culvert in the creek. Jeff also asked them to bore the other culvert as well.

Recommendation made by Committee Chairman Piel, seconded by Committee Member Guebert, to authorize approval of the Volkert, Inc. Phase II proposal for engineering services for the last seven lots at the RBBP, NTE \$57,000. Carried

III. Enterprise Zone Update Discussion

City Engineer Jeff Mueller, Mayor Harbaugh, and Adm. Officer Landgraf met and are looking at about six different areas in the city to add to the

enterprise zone. They are looking for a recommendation on what areas are most important to the city. Renovation and new construction are both being considered and would require of minimum of \$50,000 in material costs. The RBBP is high on the list. Mayor Harbaugh will ask at the next meeting if it is an either/or, or if both new and renovated residential properties must be included. The emphasis needs to be on new business and residential subdivisions.

IV. Public Comments/Anything for the Good of the City
None

The meeting was adjourned at 7:13 P.M.

Respectfully Submitted,

Joanne G. Cowell, City Clerk
Red Bud, Illinois