

**Zoning Committee Meeting
Monday, April 15, 2024
Red Bud City Hall
Council Chambers (2nd floor)**

Committee Members Present: Alan Piel, Ben Schwartzkopf, Curt Guebert, Jeremy DeMond, Rodney Nevois

Committee Members Absent: None

Council Members Present: Mike Rheinecker, Bill Hanebutt, Kyle Donjon

Council Members Absent: None

Others Present: Mayor Susan Harbaugh, City Attorney Rick Cooper, City Superintendent Josh Eckart, Code Admin./City Engineer Jeff Mueller, Police Chief John Brittingham, City Clerk Joanne Cowell

Committee Chairman Piel called the meeting to order at 6:37 P.M.

Old Business

I. Red Bud Business Park Project Update – Phase 1

Code Admin./City Engineer Mueller explained the Opinion Of Probable Construction Costs – Phase I from Volkert. Mueller said he had given Volkert a \$1.2M budget to see what could be done for that. Mueller does not like the waterline extension running down Commerce Drive as far as proposed, but wants to include lots 19 and 39, making seven buildable lots for sale. The biggest unknown is still lot prices. There are ARPPA funds of \$480,000, which need to be obligated by December 31, 2024. The \$1.2M includes the ARPPA Grant, the Energy Grant, parks transfer and capital plan funds. Mueller said that construction costs have gone up extravagantly since 2020, when this project was started. Mueller suggests hiring an appraiser to help arrive at lot prices. Volkert does have an appraisal team. He said that recovering cost would be \$100K/acre. Mayor Harbaugh expressed her concerns about making sure we are far enough along in this project to enable the city to not let the ARPPA funds slip through our fingers. Mueller will work up a time schedule for the project. The council members were in consensus with Mueller about developing the seven lots.

II. City Hall Improvement Project Update – Request for Bids

Mueller said he has an architects' base estimate of \$264,874 for replacing the windows, securing the clock tower, repairs to the front entrance. Alternate 2 includes storm windows for the stained-glass windows, east wall tuck pointing, estimated at \$22,623. Alternate 3 is the east entrance replacement power door, estimated at \$26,045. Total project cost estimate is \$377,893.

*Recommendation made by Committee Chairman Piel, seconded by Committee Member Guebert, to authorize approval to request for bids on the city hall improvement project.
Carried*

III. Unsafe, Dangerous, Abandoned Buildings

Mueller said there are two garages and a barn which need to be taken care of. The garage on Madison collapsed during the windstorm and they are waiting on insurance. The barn on West Market Street, they are trying to find someone to take it down for the barnwood. They said they would have it down by late spring, early summer. The other garage is taken care of.

IV. Comprehensive Plan Update

The stakeholders' meeting is on April 22, 2024.

New Business

I. Approval of Prior Month's Meeting Minutes – Meeting March 18, 2024

Recommendation made by Committee Chairman Piel, seconded by Committee Member Nevois, to approve the minutes from the March 18, 2024, meeting. Carried

II. Public Comments/Anything for the Good of the City

None

The meeting was adjourned at 6:54 P.M.

Respectfully Submitted,

Joanne G. Cowell, City Clerk, Red Bud, Illinois