

**Zoning Committee Meeting  
Monday, June 20, 2022  
Red Bud City Hall  
Council Chambers (2<sup>nd</sup> floor)**

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

Committee Members Absent: Rodney Nevois

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

Others Present: Acting Mayor Susan Harbaugh, City Attorney  
Paul Ray, City Superintendent Josh Eckart, Code  
Admin. Jeff Mueller, City Clerk Joanne Cowell

Others Absent: Police Chief John Brittingham, Admin. Assist.  
Pam Poetker

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

Old Business

**I. Comprehensive Plan**

No update

**II. East Industrial Park Expansion Project**

Jeff Mueller, Mayor Harbaugh, and Pam Poetker met with IDOT regarding the traffic study. IDOT unofficially told them what they needed to do to eliminate the turn lane. Tim Pruitt from Volkert was unable to attend due to COVID, but he is happy to meet with the council anytime to address any questions or concerns. Volkert will be doing an addendum to the traffic study.

**III. Dollar General Update**

The deeds for the property need correction before the property can be transferred. DG has agreed to allow William Ratz to move some dirt. Jeff will be meeting with William Ratz and Mark Guebert once the property has been transferred.

New Business

**I. Approval of Prior Month's Meeting Minutes – Meeting May 16, 2022**  
*Recommendation made by Committee Chairman Piel, seconded by Committee Member Schwartzkopf, to approve the minutes from the May 16, 2022, meeting.*  
**Carried**

**II. UCC Church Property on West Market St. – PC Hearing Report on Annexation, Map Amendments**

The planning committee held a public hearing and made a recommendation to annex the UCC Church's three properties along West Market Street to the city.

***Recommendation made by Committee Chairman Piel, seconded by Committee Member DeMond, to approve authorization to have Attorney Ray prepare the ordinances required to accept the annexation, rezoning map amendment and special use permit for the three UCC Church properties on West Market St. Carried***

**III. Volkert Supplemental Agreement No. 1**

Code Administrator Mueller explained the need for the Supplemental Agreement with Volkert. The original contract was NTE \$120,000 and budgeted by tasks. One task under budget cannot be used to cover another task overage. With the addition work needed, totally the contract is over about \$2,000. The survey work was under \$10,000 and the engineering is over about \$15,000, due to the traffic study. Item B was not in the original agreement. Item C will not be needed, if the traffic study goes the city's way. If a turn lane is required later and what is built in the industrial park follows what was in the traffic report, the work would be done at IDOT's expense.

***Recommendation made by Committee Chairman Guebert, seconded by Committee Member Schwartzkopf, to approve authorization to accept "SUPPLEMENTAL AGREEMENT NO. 1 TO CONTRACT FOR PROFESSIONAL SERVICES DATED OCTOBER 11, 2019 BETWEEN CITY OF RED BUD, IL AND VOLKERT, INC. (FORMERLY RHUTASEL AND ASSOCIATES, INC.)" Carried***

**IV. Public Comments/Anything for the Good of the City**

None

Meeting was adjourned at 7:05 P.M.

Respectfully Submitted,

Joanne G. Cowell, City Clerk  
Red Bud, Illinois