



## ROBINS CITY COUNCIL MINUTES OF THE MAY 2<sup>ND</sup>, 2022 MEETING

Mayor Hinz called the meeting to order at 7:00 p.m. in the Robins City Hall on Monday, May 2<sup>nd</sup>, 2022. Roll call was taken following the Pledge of Allegiance to the Flag. Attendees were Councilors Marilyn Cook, Dick Pilcher, Roger Overbeck, Dave Franzman and JD Smith, along with Engineer Kelli Scott, Planning and Zoning Administrator Dean Helander, Building Official/Superintendent of Public Works Mike Kortenkamp, Fire Chief Keith Feldkamp, Deputy Clerk Lisa Goodin, City Clerk/Treasurer Lori Pickart, and around 4 guests. Smith moved to approve the Agenda, Franzman seconded and all voted aye.

### COMMITTEE REPORTS

- \* Mayor Hinz noted the most recent closure date of Tower Terrace Rd and N. Center Point Road is the week of May 16<sup>th</sup>. He noted the closure will occur until the late part of September.
- \* Streets Coordinator JD Smith noted the streets have been swept and everything is moving smoothly.
- \* Parks Coordinator Dave Franzman noted discussions with ITC were encouraging relating to putting a trail on their 100' wide property from Robins Road to the North Center Point Road area. He noted that will provide access to the Cedar Valley Nature Trail, Main Street and North Center Point Road. He also noted Linn County has installed a "pre-fab" restroom facility at Morgan Creek which is a lot less expensive than what the city has been doing. He noted he would investigate this and report back to the council.
- \* Public Works Coordinator Roger Overbeck noted with the recent rains, the detention basins are working well. He added the SE Trunk Sewer project will be starting in the next week or so.
- \* Public Safety Coordinator Dick Pilcher reported the hiring of Greg McGivern to the police department on a part-time basis, adding he worked for the Linn County Sheriff's Officer as Chief of Detectives for the past several years.
- \* Engineer Kelli Scott noted Terricon would be doing soil borings in the very near future to assist in the design of the West Main Street Reconstruction design project.

### CITIZEN COMMENTS

- \* None

### CONSENT AGENDA

Pilcher moved to approve the Consent Agenda which contained the Minutes of the April 4<sup>th</sup>, 2022 meeting; the Financial Report; and the List of Bills submitted. Franzman seconded and all voted aye.

#### a. NEW BUSINESS

Public Hearing, Ordinance No. 2202. Mayor Hinz opened the public hearing to hear comments and concerns relating to Ordinance No. 2202 amending Chapter 165, Zoning Ordinance of the Robins Municipal Code at 7:11 p.m. Engineer Scott noted the FLUM committee went through the existing Ordinance and made changes and modifications. Cook noted 3 of the Councilors were not on the FLUM committee adding they have not had time to review all of the changes presented. She noted would like to table any action and hold a work session to review the changes. Pilcher, who was on the committee noted there were 20 "work sessions" with a lot of deliberation. Cook asked for a definition of a patio home. Scott noted patio homes are basically

smaller homes on smaller lots. Some have basements, some do not. She noted a lot of people don't want large yards to maintain. Chad Martin, 2807 Chester Court asked if this was in the best interest of Robins. It was discussed the need for less expensive homes in Robins to get younger professional persons into town.

Scott noted a Flood Overlay District was added to inform potential developers of the FEMA flood plain, along with creeks, and wetlands. She noted a few definitions were added such as "Greenway", "Irregular Lot", and "Special Flood Hazard Area". She noted "Use Category" tables were added to include more categories adding the I-2 district was not amended. The public hearing closed at 7:50 p.m.

- b. First Reading, Ordinance No. 2202. Pilcher moved to approve the First Reading of Ordinance 2202, amending Chapter 165 (Zoning Ordinance), Franzman seconded and all voted aye. It was agreed the council would discuss changes in a future work session.
- c. Public Hearing, Future Land Use Map. Mayor Hinz opened the public hearing to hear comments and concerns relating to amending the Future Land Use Map at 7:57 p.m. The Council heard comments from Jim Brown, 3317 Chester Road relating to the R-3A, Two-Family Residential with an Association just east of his property. He noted they are zoned R-1 with large lots and feels the correct land use should be R-2, Single-Family Residential or at least the property east of his property as it somewhat jogs to the north. The public hearing close at 8:11 p.m.
- d. First Reading, Ordinance No. 2205. Franzman moved to approve the First Reading of Ordinance No. 2205 amending the Future Land Use Map dated 4/27/22 with the mentioned revisions, Smith seconded and all voted aye.
- e. Public Hearing, rezoning request for Robins Landing. Mayor Hinz opened the public hearing at 8:23 p.m. Engineer Scott noted there will be no access from Tower Terrace Road to the proposed PLI, Planned Light Industrial lots. She noted they will be accessed from the north side of the properties. The public hearing closed at 8:25 p.m.
- f. First Reading, Ordinance No. 2206. Pilcher moved to the First Reading of Ordinance No. 2206, rezoning Robins Landing First Addition, Overbeck seconded and all voted aye.
- g. Ordinance No. 2207, Subdivision Regulations. Scott noted the description for a "Development Agreement" was added along with changes to the procedures in 166.07. Franzman moved to approve the First Reading of Ordinance No. 2207, Smith seconded and all voted aye.
- h. Preliminary Plat, Robins Landing First Addition. Scott noted the developer is planning on starting the development on the north side of the property and installing Hawkeye Drive through the development next summer. Cook noted she is worried about vehicles turning north out of the development as there is a blind spot coming from the south. The Council discussed providing sewer to the property to the north, noting an access easement needs to be established. Smith asked if the proposed PUD could be R-4 zoning. Scott noted the developer's intent is to have two-family condos. Scott noted the street through the PUD area, named Robins Trail Drive would be a private street. Franzman noted there are 4 acres of detention basins with 10 acres of park land within the development.
- i. Resolution No. 0522-1. Pilcher moved to approve Resolution No. 0522-1 approving the Preliminary Plat for Robins Landing First Addition to Robins, Franzman seconded. All voted aye except Cook who voted nay.
- j. Ordinance No, 2203, Storm Water Management. Scott noted the changes redefine the maintenance and expectations of the developers to take care of the detention basins. She noted if there were to be a design problem not caused by the developer, the city could step in. Smith

moved to approve the First Reading of Ordinance No. 2203, Franzman seconded and all voted aye.

- k. Drive Way Ordinance. Kortenkamp noted the only change to Chapter 140 relates to section 140.03, Driveway Construction changing from “Cedar Rapids Metro Area Engineering Design Standards” to SUDAS. Smith moved to approve the First Reading of Ordinance No. 2204, Overbeck seconded and all voted aye.
- l. Salt Shed. Kortenkamp noted he received three bids for the construction of a salt shed, adding the bids are good for a one week time frame. He noted he received an updated price late Friday afternoon from the low bidder, noting the price is now \$113,153.91; adding this price is good until Friday, May 6<sup>th</sup>. He noted all three of the quotes are from “Sourcewell” representatives. Overbeck moved to approve Resolution No. 0522-3 as amended, Pilcher seconded and all voted aye.
- m. Re-striping City Streets. Kortenkamp noted he received two estimates to get North and South Mentzer; East and West Main Street; and Robins Road re-striped, adding paint is now available. He noted the low bidder is Eastern Iowa Asphalt Maintenance in the amount of \$7,109.00. Pilcher moved to approve Resolution No 0522-2 awarding the bid, Smith seconded and all voted aye.
- n. Shoulder stone. Kortenkamp noted there are several areas along West Main Street and Center Point Road which need shoulder stone. He noted the stone will help the erosion of the asphalt and provide protection should someone drive off the edge. Smith moved to approve the quotation from Kluesner Construction of \$24.00 per ton and around \$7,200. Franzman seconded the motion and all voted aye.
- o. Stop Sign Installation. Kortenkamp noted he has received several complaints relating to the “T” intersection of Brougham Road and Landau Street. Police Chief Humphrey noted this area is a school bus stop, endangering children trying to catch the bus. Pilcher moved to approve Resolution No. 0522-4 approving the installation of the stop sign, Franzman seconded and all voted aye.

#### OLD BUSINESS

- a. Attorney Proposal. Mayor Hinz noted at the last meeting the Council directed him to ask for a proposal for legal services from Lynch-Dallas. The Council reviewed the proposal, Overbeck moved to approve the proposal, Smith seconded and all voted aye.

Overbeck moved to adjourn at 9:10 p.m.

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Chuck Hinz, Mayor

ATTEST:

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Lori Pickart, City Clerk/Treasurer