



TENTATIVE AGENDA

ROBINS CITY COUNCIL

MONDAY, SEPTEMBER 11TH, 2023

7:00 - P.M. IN ROBINS CITY HALL

(ONE OR MORE MEMBERS OF THE COUNCIL MAY BE ATTENDING VIA ELECTRONIC DEVICE)

AGENDA:

- a. CALL THE MEETING TO ORDER
 - b. PLEDGE OF ALLEGIANCE TO THE FLAG
 - c. ROLL CALL
 - d. APPROVAL OF THE AGENDA
 - e. MAYOR'S REPORT
 - f. COUNCIL REPORTS
 - g. ENGINEERS REPORT
 - h. CITIZEN COMMENTS – Agenda Items (limited to 3 minutes each)
 - i. CITIZEN COMMENTS – Non-Agenda Items (limited to 3 minutes each)
 - j. CONSENT AGENDA:
 - a. Minutes of the September 6th, 2023 Meeting
 - b. Financial Report
 - c. List of Bills Submitted
 - d. Resolution No. 0923-1, Disposal of Company Assets.
 - k. NEW BUSINESS
 - a. Motion to pass the Second Reading of Ordinance No. 2302 re-zoning Robins Landing, by title only.
 - b. Motion to Suspend the Rules and Pass Ordinance No. 2302 re-zoning Robins Landing on is Third Reading by title only.
 - c. Motion to approve the Urban Revitalization Plan.
 - d. Resolution No. 0924-4 Declaring Necessity and Providing for Notice of Hearing on Proposed Urban Revitalization Plan for the Robins Urban Revitalization Area.
 - l. OLD BUSINESS
 - a. Review Plat of Survey No. 2719 relating to Tradesman Square and motion to approve Resolution # 0923-3.
14. MOTION TO ADJOURN



August 2023 Fire Report

Total Calls:	19
Medical Calls:	17
DOA:	1
Fire Alarm:	0
Brush Fire:	0
Storm Watch:	0
Hiawatha Mutual Aid:	0
Alburnett Mutual Aid:	1

Potential new member, Ian Babb, submitted an application and attended our August business meeting and one of our training nights. We currently have 19 members.

Training

Fire training: This month we watched a training video on the Highland Park 4th of July shooting and the law enforcement and EMS response to this mass casualty incident.

Two of our members attended a training session on electric school buses at the Cedar Rapids School District bus building as they now have two electric school buses.

We performed hose testing on August 28/29 for the 7000+ feet of hose that the department owns. Just one 50 foot section of forestry hose failed this year.

Medical training: We did not conduct a medical training in August and will have two medical training nights in September.

Fire Chief Keith Feldkamp

Robins Police Department

N Center Point Road and Wild Flower addition traffic trailer statistics

From August 11th to August 18th for north bound traffic

Average speed 46mph

Speeding vehicles 21%

From August 18th to August 26th for south bound traffic

Average speed 50mph

Speeding vehicles 22%

Chief Andy Humphrey

Robins Police Department #824

Police@cityofrobins.org

Robins Police Department

225 South 2nd Street Robins, Iowa 52328 Non Emergency 366-5055
Scott A. Humphrey Chief of Police

Monthly Statistics 2023

	July	Year to Date
Officer initiated	115	728
Dispatched trips	61	275
Traffic stops	63	243
Warnings	38	197
Citations	25	104
Agency assist	15	84
Speed checks Radar	10	57
Disturbance calls	8	53
Crime Reports	1	36
Suspicious Activity	10	73
Medicals/Fire calls	7	60
Alarms	0	23

Chief S.A. Humphrey _____



ROBINS CITY COUNCIL
Minutes of the September 6, 2023 Work Session

Mayor Hinz opened the Work Session at noon on September 6, 2023. Attendees were Council Members Dave Franzman, Dick Pilcher, JD Smith, Roger Overbeck, and Marilyn Cook along with City Staff Deputy Clerk Lisa Goodin, Police Chief Andy Humphrey, Fire Chief Keith Feldkamp, Build Official/Public Works Superintendent Mike Kortenkamp, Fire Code Official/Fire Code Official Neal Boeckmann and City Clerk/Treasurer Lori Pickart.

The City Council and City Staff reviewed the revised Personnel Policy, noting the effective date will be the day of adoption of the Policy which is scheduled for September 11, 2023. They noted comp time is no longer allowed by exempt employees. They also approved observance of Good Friday and Veterans Day; along with along with vacation and holiday pay for Permanent Part-time Employees. They amended the vacation for full-time employees by adding an additional week of vacation for Exempt Employees. They defined full time exempt employees as working at least 40 hours per week. They added the uniform and dress codes by requiring the return of City issued uniforms and equipment for Police Officers; and added drug testing to the policy for all employees.

The Council adjourned at 1:15 p.m.

Chuck Hinz, Mayor

ATTEST:

Lori Pickart, City Clerk/Treasurer



<i>ACCOUNT:</i>	<i>BALANCE 8/1/2023</i>	<i>AUGUST RECEIPTS</i>	<i>AUGUST EXPENSES</i>	<i>BALANCE 8/31/2023</i>	<i>PROPOSED BILLS</i>	<i>ANTICIPATED BALANCE</i>
GENERAL FUND	\$2,467,138.06	\$11,485.19	\$150,184.13	\$2,328,439.12	\$101,808.59	\$2,226,630.53
ROAD USE	\$806,637.00	\$0.00	\$19,134.59	\$787,502.41	\$53,760.89	\$733,741.52
ROBINS BASEBALL	\$13,468.34	\$0.00	\$0.00	\$13,468.34	\$0.00	\$13,468.34
LOCAL OPTION TAX	\$2,564,789.08	\$53,020.27	\$14,513.32	\$2,603,296.03	\$2,234.24	\$2,601,061.79
TIF	\$30,695.65	\$0.00	\$0.00	\$30,695.65	\$0.00	\$30,695.65
DEBT SERVICE	\$18,303.39	\$0.00	\$0.00	\$18,303.39	\$0.00	\$18,303.39
CAPITAL PROJECTS	\$1,519,261.91	\$0.00	\$31,255.68	\$1,488,006.23	\$0.00	\$1,488,006.23
WATER UTILITY	\$206,326.55	\$2,250.00	\$834.13	\$207,742.42	\$2,022.36	\$205,720.06
SEWER UTILITY	\$699,463.00	\$4,201.96	\$41,132.02	\$662,532.94	\$23,246.41	\$639,286.53
TOTALS	\$8,326,082.98	\$70,957.42	\$257,053.87	\$8,139,986.53	\$183,072.49	\$7,956,914.04

<i>August Revenues</i>	Police Fines	\$1,081.00
	Vehicle Inspections	\$1,080.00
	American Relief Plan	\$0.00
	Park Rental	\$800.00
	Golf Cart License	\$30.00
	Ball Diamond Usage	\$225.00
	City Hall Rental	\$575.00
	Building Permits	\$5,772.50
	Coseco Permits	\$300.00
	Engineering Services Fee	\$0.00
	Platting Fees	\$0.00
	Misc. Receipts	\$1,616.69
	Farmers Market	\$5.00
	Property Taxes	\$0.00
	Alcohol Permits	\$0.00
	Road Use Receipts	\$0.00
	Local Option Tax Receipts	\$53,020.27
	TIF Receipts	\$0.00
	Debt Service Receipts	\$0.00
	Bond Proceeds	\$0.00
	Capital Projects Reimbursements	\$0.00
	Cedar Rapids Water Reimbursement	\$0.00
	Water Main Fees	\$2,250.00
	Water Connection Fee	\$0.00
	Sewer User Fees	\$1,471.96
	Sewer Connections	\$2,730.00
Total Receipts		\$70,957.42

Cash and Investment Account Balance as of 8/31/23

	Checking	Savings	CD's	Totals
General Fund	-\$12,147.65	\$1,840,586.77	\$500,000.00	\$2,328,439.12
Road Use	-\$5,029.54	\$792,531.95		\$787,502.41
Robins Baseball Inst.	\$212.67	\$13,255.67		\$13,468.34
Local Option Tax	\$53,245.13	\$2,050,050.90	\$500,000.00	\$2,603,296.03
TIF	\$7,408.34	\$23,287.31		\$30,695.65
Debt Service	\$7,553.02	\$10,750.37		\$18,303.39
Capital Projects	\$546.10	\$1,487,460.13		\$1,488,006.23
Water Utility	\$981.46	\$206,760.96		\$207,742.42
Sewer Utility	-\$4,147.40	\$666,680.34		\$662,532.94
Totals	\$48,622.13	\$7,091,364.40	\$1,000,000.00	\$8,139,986.53

Vendor	Description	Parks 001-430	Police 001-110	Fire 001-150	General - Other	P &A 001-620	Road Use 110-210	Sewer Utility 610-815	Water Utility 600-810	Lost/Capital Projects	Total	Check #
Accel Groop	Municipal Insurance		964.38	2,029.00		59.72	2,918.09	3,181.81			9,153.00	
Alliant Energy	electricity	290.14	375.66	375.67		308.98	1,765.39	155.86	22.51		3,294.21	
Amazon Business	supplies				885.26		82.50				967.76	
Banacom	service			132.00							132.00	
Bauer Built Tires	truck tires			4,826.20							4,826.20	
Boeckmann, Neal	phone stipend						83.50				83.50	
C/R Public Library	User Fees				6,136.00						6,136.00	
Cedar Rapids Utilities	sewer service							16,335.35			16,335.35	
Cedar Rapids Water	water usage	51.52	44.92	41.25							137.69	pd online
City of Robins	Sewer Use	159.50	40.50	40.50	81.00		76.00				397.50	
Clark's Pharmacy	supplies			6.58							6.58	
Copyworks	service			18.00	89.75						107.75	
Conum Construction	fix streets				800.00		39,237.50				40,037.50	
Delta Dental	Balancing check					13.78					13.78	ON LINE
DEW Plumbing	service	148.10									148.10	
Electric Pump	service								1,140.50		1,140.50	
Electronic Engineering	service	202.50									202.50	
EMS Learning Center	supplies			8.50							8.50	
Feldkamp, Keith	phone stipend			83.50							83.50	
Gazette Publications	publications					511.42					511.42	
Goodin, Lisa	phone stipend					83.50					83.50	
Hiawatha Public Library	User Fees				9,326.75						9,326.75	
Homburg, Steve	Training Recertification			1,272.93							1,272.93	
Humphrey, Andy	phone stipend		83.50								83.50	
Iowa Dept. Public Safety	User Fees		500.00								500.00	
Iowa One Call	sewer locates							58.50			58.50	
Iowa Welding	align truck						120.00				120.00	pd
John Deere Financial	Thesen's supplies	133.74		35.13	53.54		327.01	23.99			573.41	
Kieck's	supplies		182.00								182.00	
King, Cheryl	refund										50.00	
Linn Co-op Oil	supplies	50.00									66.00	
Linn Co-op Lawncare	grass care	1,361.50	121.66	121.66	187.68			285.31	76.00		1,868.50	
Linn County REC	electricity						1,090.12		783.35		2,158.78	
Linn County Sheriff	auto maintenance		41.00								41.00	
LRS Portable	Farmers Market Porta-pottie	143.00									143.00	
Lynch Dallas	service					911.98					911.98	
Manhart, Gary	phone stipend		83.50								83.50	
Marion Iron	supplies						33.35				33.35	
Marion Public Library	User Fees				9,081.25						9,081.25	
Matheson	supplies						84.40				84.40	
Menards	supplies	8.82					124.36				133.18	
Mercy Hospital	service			657.69							657.69	
Metro Studios	service				169.95						169.95	
Mid-American Energy	service		14.14	14.14	28.64		14.72	15.32			86.96	
Mid-American Research	floor cleaner			147.94							147.94	
Midway Outdoor Equipment	parts				60.97		37.39				98.36	

Vendor	Description	Parks 001-430	Police 001-110	Fire 001-150	General - Other	P &A 001-620	Road Use 110-210	Sewer Utility 610-815	Water Utility 600-810	Lost/Capital Projects	Total	Check #
Midwest Breathing Air	Service Air Compressor			1,009.93							1,009.93	
Miene Septic	service				11,787.50						11,787.50	
Monarch Recovery	Lowes					85.39	100.00				185.39	pd on line
Office Depot	supplies					260.66					260.66	
Office Express	Janitorial Supplies	34.47	42.27	42.27	42.26						161.27	
Payroll-Bartels, Brett	Police Officer		318.37								318.37	30784
Payroll-Boeckmann, Neal	Streets/Sewers/Fire	469.24		1,876.98	469.24		1,876.98				4,692.44	30783
Payroll-Cirkil, Adam	Police Officer		875.52								875.52	30795
Payroll-Dunn, Jim	Police Officer		481.60								481.60	30786
Payroll-Goodin, Lisa	Deputy Clerk				955.80			1,433.70			2,389.50	30792
Payroll-Helander, Dean	P&Z Administrator				1,021.93						1,021.93	30787
Payroll-Hinz, Chuck	Mayor					369.40					369.40	30781
Payroll-Hoppe, Phillip	Streets/Sewers	334.03		120.48	76.63	230.00	202.59	32.79			996.52	30778
Payroll-Humphrey, Gabe	Police Officer										981.65	30793
Payroll-Humphrey, Scott	Police Chief		2,838.80								2,838.80	30780
Payroll-Kortenkamp, Mike	Building/Public Works				2,421.22		1,210.60	1,210.60			4,842.42	30791
Payroll-Manhart, Gary	Police Officer		1,490.04								1,490.04	30789
Payroll-McGiverin, Greg	Police Officer		1,956.28								1,956.28	30794
Payroll-Oshel, Deric	Police Officer		760.93								760.93	30782
Payroll-Payne, Tim	Police Officer		682.09								682.09	30785
Payroll-Pickart, Lori	City Clerk/Treasurer					4,996.84					4,996.84	30777
Payroll-Potts, Kenny	Streets/Sewers/Parks	342.32			733.53		283.66	78.22			1,437.73	30788
Payroll-Vanersveld, Jeff	Streets/Sewer/Parks	1,030.28					430.08	336.41			1,796.77	30790
Payroll-Welton, Joey	Streets/Sewer/Parks	567.07		249.86			692.00				1,508.93	30779
Pickart, Lori	phone stipend					83.50					83.50	
Point Computer	service	115.00	2,558.63			40.00	35.00				2,748.63	
Radar Road Tec	calibration		105.00								105.00	
Rapids Reproduction	service		88.84	177.69							266.53	
Safe Life Defense	uniforms		2,444.40								2,444.40	
Snyder & Associates	Engineering				3,452.46	8,094.18	122.25			2,234.24	13,903.13	
Stiver's	2023 Police Car		46,879.00								46,879.00	paid
Tomlinson Cannon	service						1,600.00				1,600.00	
US Bank (card)	Supplies	164.40	314.99	303.99	64.99	118.61	48.08				1,015.06	pd on line
US Cellular	cell phones		108.00		83.50		167.02				338.52	
USA Communications	phone lines and calls		14.90	1.46	165.63						181.99	
Van Meter	supplies						246.47				246.47	
VanErsvelde, Jeff	phone stipend						83.50				83.50	
Walmart	supplies						13.32				13.32	
Welton, Joey	phone stipend						83.50				83.50	
Wending Quarries	road stone						67.21				67.21	
Wright Express	gasoline		674.24	110.25	83.36		504.30	98.55			1,470.70	pd online
Total		5,671.63	66,066.81	13,703.60	48,060.25	16,366.55	53,760.89	23,246.41	2,022.36	2,234.24	231,132.74	

	9/8/23	July 23	Aug 23	Sept 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	April 24	May 24	June 24	Total	Budget	Balance
1. PUBLIC SAFETY																
Police Department																
Salaries	10,314	13,377	13,440											37,131	152,250	115,119
FICA, City Share	774	1,008	1,013											2,795	11,647	8,852
IPERS, City Share	960	1,245	1,251											3,456	14,174	10,718
Health Insurance	1,792	1,792	1,792											5,376	25,000	19,624
Training/Travel	2,919	8	250											3,177	5,000	1,823
Building Maintenance	113	122	188											423	6,000	5,577
Gas & Oil	523	665	674											1,862	10,000	8,138
Vehicle Repair	80	34	170											284	5,000	4,716
Utilities	299	412	453											1,164	6,000	4,836
Communications	146	159	265											570	2,000	1,430
Municipal Insurance	0	3,392	964											4,356	20,000	15,644
State/County Charges	0	500	0											500	1,200	700
Dispatch Fees	0	0	0											0	5,100	5,100
Personal Protective Eq.	0	0	0											0	12,500	12,500
Computer/Software	2,503	299	2,559											5,361	10,000	4,639
Misc. Supplies	125	1,490	105											1,720	12,000	10,280
Guns/Holsters/Lights	334	0	182											516	12,500	11,984
3 New Radios	0	0	0											0	21,600	21,600
Reserve Program Costs	0	525	2,444											2,969	3,500	531
New Car	0	46,879	0											46,879	0	-46,879
Police Total	20,882	71,907	25,750	0	0	0	0	0	0	0	0	0	0	118,539	335,471	216,932
Fire Department																
Salaries & Stipends	15,905	2,588	3,122											21,615	93,500	71,885
FICA	1,233	196	234											1,663	7,153	5,490
IPERS	717	123	294											1,134	8,705	7,571
Health Insurance	428	256	511											1,195	4,200	3,005
Dues/Memberships	0	0	0											0	600	600
Fire Training	0	0	0											0	3,000	3,000
Medical Training	0	0	1,273											1,273	6,000	4,727
Station Maintenance	2,874	264	1,736											4,874	14,500	9,626
Gas & Oil	108	124	110											342	2,200	1,858
Truck Repair	1,754	115	4,956											6,825	9,100	2,275
Utilities	300	412	453											1,165	6,300	5,135
Communications	41	53	85											179	2,000	1,821
Municipal Insurance	0	4,805	2,029											6,834	28,000	21,166
Immunizations	280	302	658											1,240	5,000	3,760
Medical Supplies	7	199	7											213	2,000	1,787
Major Equipment	0	315	0											315	3,000	2,685
Attire	0	34	132											166	4,000	3,834
Fire Total	23,647	9,786	15,600	0	0	0	0	0	0	0	0	0	0	49,033	199,258	150,225
Animal Control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500	2,500
TOTAL PUBLIC SAFETY	44,529	81,693	41,350	0	0	0	0	0	0	0	0	0	0	167,572	537,229	369,657
2. PUBLIC WORKS																
Drainage Salaries	1,268	1,396	1,725											4,389	16,800	12,411
FICA-City Share	96	106	131											333	1,285	952

9/8/23	July 23	Aug 23	Sept 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	April 24	May 24	June 24	Total	Budget	Balance
IPERS-City Share	120	132	163										415	1,586	1,171
Health Insurance	106	128	128										362	1,610	1,248
Mowing Costs	45	159	61										265	3,600	3,335
Purchase Mower	0	0	0										0	20,000	20,000
Bridge/Drainage	0	2,809	12,997										15,806	250,000	234,194
Tree Maintenance	0	0	0										0	2,500	2,500
NPDES Requirements	0	0	0										0	2,500	2,500
Streets Total	1,635	4,730	15,205	0	0	0	0	0	0	0	0	0	21,570	299,881	278,311
Traffic Signs	0	0	0											1,000	1,000
Solid Waste	0	0	0											27,000	27,000
TOTAL PUBLIC WORKS	1,635	4,730	15,205	0	0	0	0	0	0	0	0	0	21,570	327,881	306,311
4. CULTURE & RECREATION															
Library Service	0	0	24,544										24,544	120,000	95,456
Parks Department															
Salaries	2,813	4,096	3,614										10,523	33,600	23,077
FICA	214	312	275										801	2,570	1,769
IPERS	265	387	341										993	3,172	2,179
Health Insurance	106	128	128										362	1,725	1,363
Maintenance	5,001	9,635	1,236										15,872	30,000	14,128
Park Camera System	337	55	238										630	0	-630
Utilities	229	550	1,456										2,235	7,000	4,765
Pickleball/Skate Park	0	0	0										0	200,000	200,000
Park Planning	0	0	0										0	20,000	20,000
Total	8,965	15,163	7,288	0	0	0	0	0	0	0	0	0	31,416	298,067	266,651
Cemetery	99	0	0										99	2,500	2,401
Special Events	0	0	0										0	2,300	2,300
City Entrance Signs	0	0	0										0	500	500
TOTAL CULTURE & REC.	9,064	15,163	7,288	0	0	0	0	0	0	0	0	0	31,515	303,367	271,852
5. COMMUNITY & ECONOMIC DEVELOPMENT															
P&Z/Inspectors/Building															
Salaries	5,783	6,321	6,386										18,490	74,550	56,060
Meeting Fees	101	0	0										101	2,000	1,899
FICA	435	476	481										1,392	5,703	4,311
IPERS	546	597	603										1,746	7,038	5,292
Health Insurance	904	904	904										2,712	17,250	14,538
Mileage/Stipends	0	0	0										0	400	400
Communications	61	49	108										218	700	482
Training	0	0	4										4	5,000	4,996
Misc. Supplies	154	429	33										616	2,000	1,384
Vehicle	69	39	83										191	2,000	1,809
TOTAL COMM. & ECON.	8,053	8,815	8,602	0	0	0	0	0	0	0	0	0	25,470	116,641	91,171
6. GENERAL GOVERNMENT															
Mayor/Council															
Salaries	1,900	400	400										2,700	19,800	17,100
FICA	108	31	31										170	1,515	1,345
IPERS	57	0	0										57	500	443
Gas Stipends	210	0	0										210	1,500	1,290
Total Mayor/Council	2,275	431	431	0	0	0	0	0	0	0	0	0	3,137	23,315	20,178
Policy & Admin.															

	9/8/23	July 23	Aug 23	Sept 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	April 24	May 24	June 24	Total	Budget	Balance
Salaries		6,968	7,138	7,138										21,244	90,300	69,056
FICA		516	529	529										1,574	6,908	5,334
IPERS		658	673	674										2,005	8,524	6,519
Health Insurance		2,031	2,045	2,031										6,107	31,500	25,393
Dues/Memberships		2,174	0	0										2,174	4,000	1,826
Training/Travel		0	0	0										0	1,000	1,000
Strategic Planning		0	0	0										0	5,000	5,000
Clock Tower Maintenance		0	0	0										0	1,500	1,500
Communications		83	182	333										598	3,000	2,402
Publications		101	398	511										1,010	3,200	2,190
R/L Engineering		0	0	5,458										5,458	0	-5,458
Engineering		0	9,709	2,637										12,346	100,000	87,654
Municipal Insurance		0	7,632	60										7,692	45,000	37,308
Legal		0	4,382	912										5,294	50,000	44,706
Data Processing		1,576	186	40										1,802	25,000	23,198
Elections		0	0	0										0	3,500	3,500
Corridor MPO		0	2,722	0										2,722	4,000	1,278
Office Supplies		472	244	1,327										2,043	7,000	4,957
Misc. Supplies		17	85	70										172	5,000	4,828
Postage		126	0	0										126	1,500	1,374
Office Contingencies		0	0	0										0	11,500	11,500
City Hall Phone System		0	0	0										0	10,000	10,000
City Hall Design		0	0	0										0	20,000	20,000
Total Policy & Admin		14,722	35,925	21,720	0	0	0	0	0	0	0	0	0	72,367	437,432	365,065
City Hall/Buildings													0	968	6,000	5,032
Salaries-Cleaning		273	422	273										74	459	385
FICA		21	32	21										92	566	474
IPERS		26	40	26										1,342	25,000	23,658
Maintenance		992	122	228										1,096	4,800	3,704
Utilities		282	354	460										0	80,000	80,000
Church Planning/Design		0	0	0										0	116,825	113,253
City Hall Total		1,594	970	1,008	0	0	0	0	0	0	0	0	0	3,572	577,572	498,496
TOTAL GENERAL GOVERN		18,591	37,326	23,159	0	0	0	0	0	0	0	0	0	79,076	1,862,690	1,537,487
TOTAL GENERAL FUND		81,872	147,727	95,604	0	0	0	0	0	0	0	0	0	325,203	1,862,690	1,537,487
Road Use																
Salaries		9,225	5,861	6,187										21,273	89,250	67,977
FICA, City Share		697	439	466										1,602	6,828	5,226
IPERS, City Share		870	553	584										2,007	8,425	6,418
Health Insurance		1,039	1,159	903										3,101	19,550	16,449
Building Repair/Maintenance		786	0	84										870	5,000	4,130
Street Lights		2,687	0	2,708										5,395	38,000	32,605
Gas/Oil/Maintenance		1,082	177	504										1,763	15,000	13,237
Equipment Repairs		476	0	120										596	20,000	19,404
Utilities		160	198	239										597	3,520	2,923
Communications		245	243	418										906	2,500	1,594
Insurance		0	6,501	2,918										9,419	38,600	29,181
Legal/Engineering		0	0	122										122	5,000	4,878
Street Maint/Construction		5,053	3,100	40,838										48,991	200,000	151,009
Traffic Signs (Church)		0	0	0										0	3,000	3,000

9/8/23	July 23	Aug 23	Sept 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	April 24	May 24	June 24	Total	Budget	Balance
Parts & Repair	1,267	521	947										2,735	14,000	11,265
Major Equipment	0	0	0										0	1,000	1,000
Rock/Sand/Material	442	0	67										509	32,000	31,491
Capital Imp/Truck Res.	0	0	0										0	195,207	195,207
Snow truck #2 Reserve	0	0	0										0	132,384	132,384
03 Utility Truck Reserve	0	0	0										0	26,875	26,875
Large Eq. Reserve	0	0	0										0	95,501	95,501
Replace Bobcat & Ace	0	0	0										0	9,225	9,225
19 Utility Truck Reser.	0	0	0										0	20,625	20,625
22 Utility Truck	0	0	0										0	8,125	8,125
Add to S. Building	0	0	0										0	20,000	20,000
STREETS TOTAL	24,029	18,752	57,105	0	0	0	0	0	0	0	0	0	99,886	1,009,615	909,729
Snow Removal Wages	270	276	330										876	15,750	14,874
FICA-Snow	20	21	25										66	1,205	1,139
IPERS, City Share	25	26	31										82	1,487	1,405
Health Insurance	50	60	60										170	1,265	1,095
Snow Removal Total	365	383	446	0	0	0	0	0	0	0	0	0	1,194	19,707	18,513
ROAD USE TOTAL	24,394	19,135	57,551	0	0	0	0	0	0	0	0	0	101,080	1,029,322	928,242
RBI Equipment	0	0	0										0		
LOCAL OPTION TAX															
SE Trunk Sewer Overa	21,033	5,737	2,234										29,004		-29,004
W. Main St. Trail	8,777	8,777	3,162										11,939		-11,939
Water to I-380	0	0	0										0	100,000	100,000
REDI	0	0	0										0	63,000	63,000
R. Landing Upsizing	0	0	0											270,000	270,000
R. Landing Parkland	0	0	0											400,000	400,000
TT CPF Match	0	0	0										0	208,816	208,816
Total LOST	21,033	14,514	5,396	0	0	0	0	0	0	0	0	0	40,943	1,041,816	1,000,873
7. DEBT SERVICE															
2016 Bond															
Principal													0	305,000	305,000
Interest													0	22,333	22,333
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	327,333	327,333
2020 Bond															
Principle													0	535,000	535,000
Interest													0	27,248	27,248
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	562,248	562,248
Bonding Fees	250												250	1,500	1,250
Total DEBT SERVICE	250	0	0	0	0	0	0	0	0	0	0	0	250	891,081	890,831
8. CAPITAL PROJECTS															
CHR w/Linn County	370,742												370,742	325,000	-45,742
Tower Terrace Inter.	0												0	200,000	200,000
Indian Creek Sewer	0	31,256											31,256	1,000,000	968,744
Total Capital Projects	370,742	31,256	0	0	0	0	0	0	0	0	0	0	401,998	1,525,000	1,123,002
9. BUSINESS TYPE															
Water Utility															
Pump Station Electricit	908	834	806										2,548	13,000	10,452
Quass Rd. Upsizing	0	0	0										0	30,000	30,000
Misc. Items	23603	0	1217										24,820	10,000	-14,820

9/8/23	July 23	Aug 23	Sept 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	April 24	May 24	June 24	Total	Budget	Balance
Burd Water Main Upgrade		0	0										0	86,000	86,000
Booster Stn. Reserves		0	0										0	30,000	30,000
TOTAL WATER UTILI	24,511	834	2,023	0	0	0	0	0	0	0	0	0	27,368	169,000	141,632
Sewer Utility															
Salaries	3,579	4,661	4,485										12,725	50,000	37,275
FICA City Share	270	353	339										962	3,825	2,863
IPERS, City Share	338	440	423										1,201	4,720	3,519
Health Insurance	452	452	452										1,356	8,050	6,694
Equipment Repair	99	11,644											11,743	21,000	9,257
Utilities	545	471	123										1,139	8,000	6,861
Infiltration	0	0	456										456	50,000	49,544
Insurance	0	5,936	0										5,936	35,000	29,064
Legal/Engineering	0	0	0										0	5,000	5,000
Sales Tax	32	0	405										437	1,700	1,263
Village Upsizing	0	0	0										0	71,500	71,500
Administration	100	82	148										330	5,000	4,670
CR Hookup	15,394	16,335	16,335										48,064	196,025	147,961
Chemicals	0	0	0										0	500	500
Equipment	0	750	3,182										3,932	16,000	12,068
Office Supplies	0	0	0										0	0	0
Postage	344	9	0										353	3,000	2,647
Generators	0	0	0										0	59,132	59,132
Total Sewer Utility	21,153	41,133	26,348	0	0	0	0	0	0	0	0	0	88,634	538,452	449,818
TOTAL OF ALL EXPENSE	543,955	254,599	211,466	0	0	0	0	0	0	0	0	0	1,010,020	7,177,361	6,167,341
REVENUES															
General Fund															
Police															
Fines	357	1,081											1,438	1,000	-438
Vehicle Salvage	1,040	1,080											2,120	9,000	6,880
FEMA Refunds	0	0											0	750,000	750,000
Park Rental	700	800											1,500	5,000	3,500
Ball Diamond Usage	450	225											675	1,000	325
Golf Carts	0	30											30	60	30

9/8/23	July 23	Aug 23	Sept 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	April 24	May 24	June 24	Total	Budget	Balance
City Hall Rent	550	575											1,125	4,500	3,375
Building Permits	19,160	5,773											24,933	50,000	25,067
Coseco Permits	200	300											500	1,000	500
Engineering Recovery	19,160	0											19,160	25,000	5,840
Platting Fees	0	0											0	2,500	2,500
Interest (001-620-430)	0	0											0	20,000	20,000
Misc. Receipts	8,298	1,622											9,920	5,000	-4,920
Beer/Liquor/Cig Perm.	0	0											0	1,500	1,500
Property Taxes	576	0											576	996,336	995,760
GENERAL TOTAL	50,491	11,486	0	0	0	0	0	0	0	0	0	0	61,977	1,871,896	1,809,919
ROAD USE															
Receipts	37,683	53,020											90,703	435,980	345,277
ROAD USE TOTAL	37,683	53,020	0	0	0	0	0	0	0	0	0	0	90,703	435,980	345,277
RBI RECEIPTS	0												0		0
LOCAL OPTION SALES TAX															
Receipts	39,849	0											39,849	338,100	298,251
Interest (121-950-430)	0	0											0	4,000	4,000
LOCAL OPTION TAX T	39,849	0	0	0	0	0	0	0	0	0	0	0	39,849	342,100	302,251
TIF															
TIF Receipts	218	0											218	670,188	669,970
TIF TOTAL	218	0	0	0	0	0	0	4,259	0	0	0	0	218	670,188	669,970
DEBT SERVICE															
Debt Service Receipts	111												111	220,893	220,782
TOTAL DEBT SERVICE	111	0	0	0	0	0	0	0	0	0	0	0	111	220,893	220,782
CAPITAL PROJECTS															
Interest (301-799-4300)														10,000	10,000
TOTAL CAPITAL PROJEC	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000	10,000
WATER UTILITY															
Interest (600-810-4300)	0												0	500	500
Main Charge	2,250	2,250											4,500	1,500	-3,000
CR Refund	25,082												25,082	5,000	-20,082
Pipe Charge	0												0	7,350	7,350
WATER UTILITY TOTAL	27,332	2,250	0	0	0	0	0	0	0	0	0	0	29,582	14,350	-15,232
SEWER UTILITY															
Interest (610-815-4300)	0												0	1,200	1,200
Sewer Fees	66,542	1,421											67,963	364,880	296,917
Late Fees	376	51											427	0	-427
Connection Fee	2,730	2,730											5,460	15,000	9,540
Sales Tax	107	0											107	0	-107
System Development F	0	0											0	0	0
SEWER UTILITY TOTAL	69,755	4,202	0	0	0	0	0	0	0	0	0	0	73,957	381,080	307,123
TOTAL RECEIPTS	225,439	70,958	0	0	0	0	0	4,259	0	0	0	0	296,397	3,946,487	3,650,090

ORDINANCE NO. 2302

AN ORDINANCE AMENDING THE ZONING MAP AND THE FUTURE LAND USE MAP OF CHAPTER 165 OF THE MUNICIPAL CODE, CITY OF ROBINS, IOWA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA that the Municipal Code of the City of Robins, Iowa, is amended as follows:

SECTION 1. That the Zoning Map and the Future Land Use Map, which is a part of Chapter 165 of the Municipal Code, City of Robins, Iowa, property known as Robins Landing First Addition be amended as follows:

ZONING LEGAL DESCRIPTION – C1 (CENTRAL COMMERCIAL BUSINESS)

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'42"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 60.00 FEET TO THE POINT OF BEGINNING; THENCE N0°27'43"W ON SAID WEST LINE, 1180.18 FEET; THENCE N21°01'47"E, 91.93 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°19'36"E ON SAID NORTH LINE, 583.86 FEET; THENCE S0°27'43"E, 173.37 FEET; THENCE S52°15'00"E, 71.32 FEET; THENCE S81°35'15"E, 201.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CEDAR VALLEY NATURE TRAIL; THENCE S8°24'45"W ON SAID WESTERLY RIGHT OF WAY LINE, 1024.76 FEET TO THE NORTH RIGHT OF WAY LINE OF TOWER TERRACE ROAD; THENCE S88°59'54"W ON SAID NORTH RIGHT OF WAY LINE, 715.09 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 22.13 ACRES, and

ZONING LEGAL DESCRIPTION – P1 (PUBLIC USE)

PART OF THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 28; THENCE S0°27'43"E ON THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 858.69 FEET TO THE POINT OF BEGINNING; THENCE N89°32'17"E, 567.05 FEET; THENCE N76°02'07"E, 115.54 FEET; THENCE N54°27'04"E, 124.29 FEET; THENCE N38°01'29"E, 124.29 FEET; THENCE N22°06'53"E, 116.52 FEET; THENCE N6°12'18"E, 124.29 FEET; THENCE N10°13'18"W, 124.29 FEET; THENCE N23°35'28"W, 354.79 FEET; THENCE N50°04'14"E, 44.33 FEET; THENCE S87°23'16"E, 82.10 FEET; THENCE N69°09'38"E, 82.10 FEET; THENCE N57°26'05"E, 171.08 FEET TO THE WESTERLY

RESOLUTION NO. 0923-1
A RESOLUTION TO DISPOSE CITY PROPERTY

WHEREAS, the server room in the Hoppe Safety Building contains several pieces of unusable City Assets, and

WHEREAS, the room has become a fire hazard, and

WHEREAS, the following items are needing to be disposed of from the server room:

- ~ The old camera system which was replaced by the current DW camera system installed by Electronic Engineering (the hard drives will be cleared of data before taking to the local recycling facility)
- ~ The Tripp Lite KVM Console which has not been used for the past 8+ years.
- ~ Some old routers and switches

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Robins, Iowa, proper disposal of these items are hereby approved.

PASSED AND APPROVED this 11th day of September 2023.

Chuck Hinz, Mayor

ATTEST:

Lori Pickart, City Clerk/Treasurer

Lori Pickart

From: Michael Schmitz <support@pointcomputerserv.com>
Sent: Tuesday, August 29, 2023 2:02 PM
To: Lori Pickart; "824 Chief Andy Humphrey"; Mike Kortenkamp
Subject: Clearing some stuff from the Server room

Lori, Andy and Mike

Mike had brought to my attention that there were too many things in the Server Room cluttering the way.

I am taking away for recycling the following:

- **The old Camera server PC:** that Ben Godwin had installed at the PD, but we are no longer using it since it was replaced by the current DW camera system installed by Electronic Engineering, *The hard drives will have to be sanitized (cleared of data) before taking to the local recycling facility.*
- **A Tripp Lite KVM Console** that has been lying against the wall of the server room for some reason. (we already have a Tripp Lite KVM installed in the server rack) so I'm not sure if this one is faulty and that's why it has been sitting there, however it has been there for the past at least 8 years.
- Some **old routers and switches...**

I will hold this at my shop until you confirm that the council has cleared it...

Thanks,



Michael Schmitz
General Manager
Point Computer Service
1417 38th St SE
Cedar Rapids, IA 52403
+1 (319) 244-8393

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URBAN REVITALIZATION PLAN
CITY OF ROBINS, IOWA
ROBINS URBAN REVITALIZATION AREA
NOVEMBER, 2023

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within designated areas of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area meets the following definitions:

“An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare.”

“An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use;

“An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.”

“An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.”

“An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing”; and

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall continue to be known as the Robins Urban Revitalization Area (the “Revitalization Area”), and the legal description of real property to be included within the Revitalization Area is as follows:

All real property situated within the corporate limits of the City of Robins, Linn County, State of Iowa as of September 1, 2023.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa; and

2. The redevelopment, economic development and promotion of commercial or industrial development in the Revitalization Area are necessary in the interest of the public welfare of the residents of the City and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, rehabilitation of existing commercial and industrial property, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The property within the Revitalization Area is zoned for residential, commercial and industrial purposes. Improvement of existing properties, together with new and expanded development, are proposed in the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new commercial and industrial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

1. **Commercial Improvements.** The construction of new commercial facilities and the rehabilitation of and construction of additions to existing commercial facilities.

Exemption: At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as commercial property is eligible to receive one of the following exemptions from taxation:

A. For a period of three years on 100% of the actual value added by the improvements; or

B. A partial exemption from taxation for a period of five years as follows:

For the first year, an exemption from taxation on 60% of the actual value added.

For the second year, an exemption from taxation on 50% of the actual value added.

For the third year, an exemption from taxation on 50% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

2. **Industrial Improvements.** The construction of new industrial facilities and the rehabilitation of and construction of additions to existing industrial facilities.

Exemption: At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as industrial property is eligible to receive one of the following exemptions from taxation:

A. For a period of three years on 100% of the actual value added by the improvements; or

B. A partial exemption from taxation for a period of five years as follows:

For the first year, an exemption from taxation on 60% of the actual value added.

For the second year, an exemption from taxation on 50% of the actual value added.

For the third year, an exemption from taxation on 50% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

G. ACTUAL VALUE ADDED

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement for commercial and industrial improvements, the increase in actual value of the property must be at least 15%.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Robins, Iowa and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

H. TIME FRAME

Eligibility for tax abatement under this plan will continue to exist, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the City for an exemption by February 1st of the assessment year for which the exemption is first claimed. The application shall contain, but not be limited to, the following information: The nature of the improvement, its cost, and the estimated or actual date of completion of the improvement.

J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;
2. The project is located within the Revitalization Area; and,
3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates.

However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

N. REVITALIZATION AREA ALSO INCLUDED IN ROBINS URBAN RENEWAL AREA

A portion of the real property in the Revitalization Area has also been included in the City's existing urban renewal areas established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

RESOLUTION NO. 0924-4

Resolution Declaring Necessity and Providing for Notice of Hearing on Proposed Urban Revitalization Plan

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the "Act") the City of Robins, Iowa (the "City"), may designate an area of the City as an urban revitalization area, if that area meets the criteria of Section 1 of the Act; and

WHEREAS, pursuant to the provisions of the Act, before designating an urban revitalization area, the City must prepare a proposed plan for the proposed urban revitalization area, hold certain public hearings thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, it has been proposed that certain real property situated within the City (hereinafter referred to as the "Robins Urban Revitalization Area") be designated as a revitalization area pursuant to the Act, such Robins Urban Revitalization Area being legally described as set forth in the notice appearing as part of this resolution in Section 5 hereof; and

WHEREAS, a proposed plan (the "Proposed Plan") for the Robins Urban Revitalization Area has been prepared for presentation to the City Council for consideration in accordance with the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Robins, Iowa, as follows:

Section 1. It is hereby found and determined:

(a) The proposed Robins Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

(b) The economic development, redevelopment and promotion of commercial or industrial development in the Robins Urban Revitalization Area are necessary in the interest of the public welfare of the residents of the City, and the Robins Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

(d) The Proposed Plan which is attached hereto as Exhibit A has been prepared in accordance with the provisions of the Act.

Section 2. This Council will meet at 5:30 p.m., on October 16, 2023, at the Robins City Hall, 265 S. Second Street, in the City, at which time and place it will conduct a public hearing on the Proposed Plan and the designation of the Robins Urban Revitalization Area as an urban revitalization area pursuant to the Act.

Section 3. The City Clerk is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than four and not more than twenty days before the date on which the hearing will be held. In addition, the City Clerk is hereby directed to send notice of such hearing by ordinary mail to the last known address of the owners of record of real property located within the Robins Urban Revitalization Area, such notice to be mailed by no later than the thirtieth day prior to the date set for the hearing.

Section 4. As authorized by the Act, this City Council hereby waives the mailing of notice to the "occupants" of city addresses located within the Robins Urban Revitalization Area, due to the lack of a reasonably current and complete address list and the finding of the Council that published notice will be sufficient to apprise such persons of the hearing.

Section 5. Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING ON THE DESIGNATION OF THE
ROBINS URBAN REVITALIZATION AREA AND THE ADOPTION OF A
PLAN FOR SUCH REVITALIZATION AREA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Robins, Iowa, a Proposed Urban Revitalization Plan (the "Plan") for the development of the property proposed for inclusion in the Robins Urban Revitalization Area (the "Area"), such property lying within the City and being described as follows:

All real property situated within the corporate limits of the City of Robins, Linn County, State of Iowa as of September 1, 2023.

The City Council will meet at 5:30 p.m., at the Robins City Hall, 265 S. Second St., Robins, Iowa, on October 16, 2023, at which time and place a hearing will be held pursuant to the provisions of Chapter 404, Code of Iowa (the "Act") on the proposal to adopt the Plan and the proposal to establish the above described area as an urban revitalization area. At such public hearing all owners of record of real property, tenants, and all "occupants" of city addresses within the described area, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Plan and/or the establishment of the Area.

Once the Area has been designated pursuant to the Act, property therein on which certain improvements are constructed may become eligible for certain property tax exemptions as set forth in the Plan which is on file for inspection in the office of the City Clerk.

Published by order of the City Council of the City of Robins, Iowa.

Lori Pickart
City Clerk

RESOLUTION NO. 0923-3

Approving Plat of Survey No. 2719

WHEREAS, Plat of Survey No. 2719 has been received from Al Frey, owner of Tradesman Square dated July 31st, 2023, relating to the property addressed as 3230, Building #4, North Center Point Road, Robins, Iowa, and;

WHEREAS, the requester is desiring to sever building #4, consisting of .48 acres, which is a part of 3230 North Center Point Road, to allow sale of the building and property; and

WHEREAS, a Declaration of Private Stormwater Easement and Maintenance Covenant relating to the stormwater detention basins and easements exists, and

WHEREAS, a Declaration of Restrictive Covenants, Lot 1 of Tradesman Square First Addition exists.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA, Plat of Survey No. 2719 is hereby resolved.

PASSED AND APPROVED, this 11th day of September, 2023.

Chuck Hinz, Mayor

ATTEST:

Lori Pickart, City Clerk/Treasurer

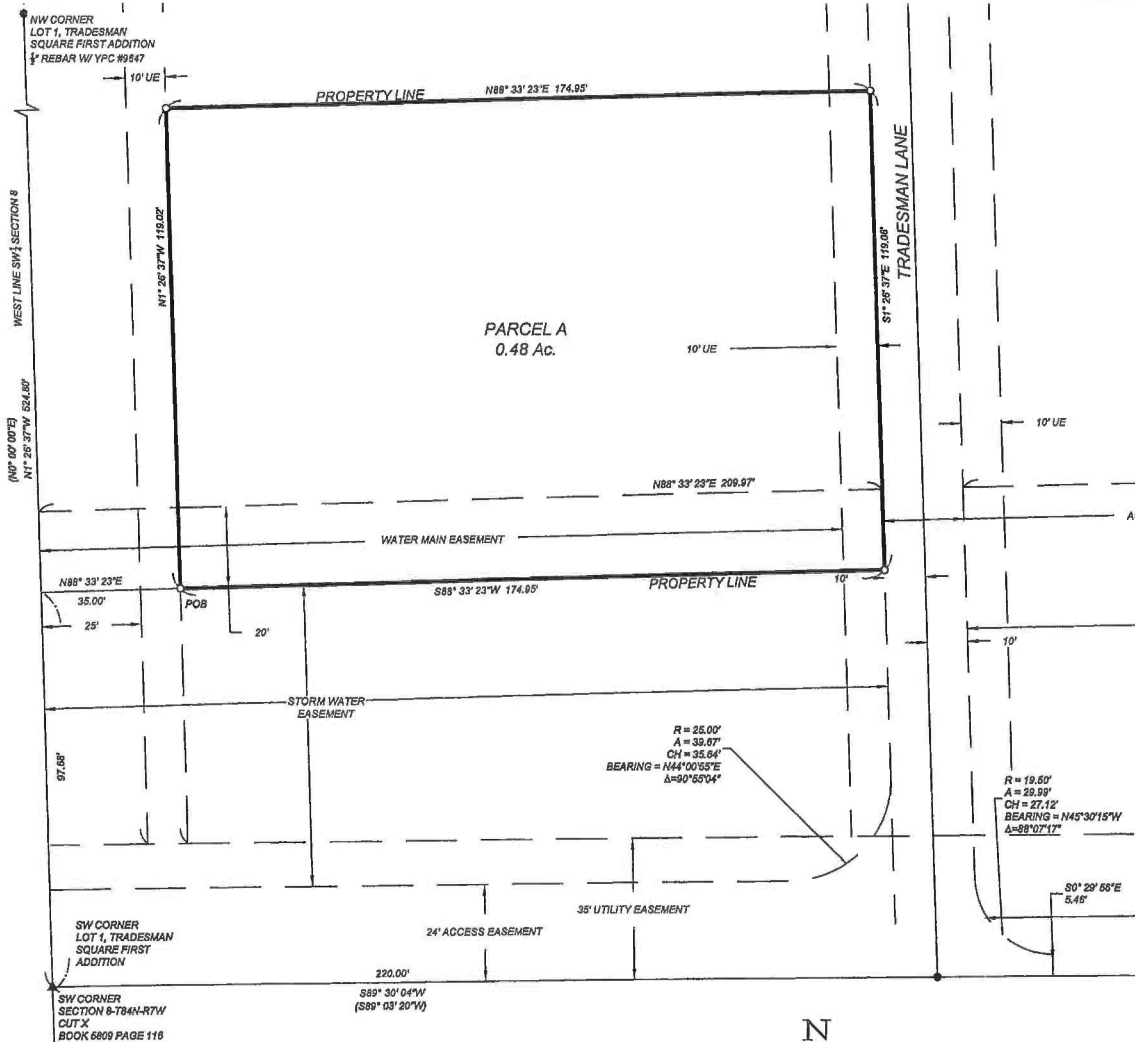
PLAT OF SURVEY No. 2719 PARCEL A

Recorder's Stamp:

Index Legend

Location Description: A part of Lot 1, Tradesman Square First Addition to Robins, Linn County, Iowa

Requestor: FC Land LLC
 Proprietor: FC Land LLC
 Surveyor: Stephen M. Brain, PE, LS
 Surveyor Company: Brain Engineering, Inc.
 Return to: SM Brain, 1540 Midland Ct NE Cedar Rapids, IA
 52402 or mikeb@brain-eng.com (319) 294-9424

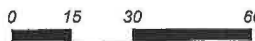


LEGAL DESCRIPTION

A part of Lot 1, Tradesman Square First Addition to the City of Robins, Linn County, Iowa described as follows:

Commencing as a point of reference at the SW Corner of said Lot 1;
 thence N01°26'37"W along the west line of said Lot 1, 97.68 feet;
 thence N88°33'23"E, 35.00 feet to the Point of Beginning;
 thence N01°26'37"W, 119.06 feet;
 thence N88°33'23"E, 174.95 feet;
 thence S01°26'37"E, 119.02 feet;
 thence S88°33'23"W, 174.95 feet to the Point of Beginning, containing 0.48 acres.

	I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. Signed _____ Date _____
	Stephen Michael Brain, L.S. My License Renewal Date is December 31, 2024 License Number 9647 Pages or sheets covered by this seal: THIS PAGE



- ▲ FOUND SECTION CORNER
- FOUND 1/2" REBAR W/ YPC #2888 OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #9647
- POB POINT OF BEGINNING
- ∅ RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UDE UTILITY & DRAINAGE EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- BORDER
- CENTERLINE
- PROPERTY LINE
- SECTION LINE
- ADJACENT PROPERTY/ROW

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

DATE OF SURVEY: 9/18/21

Project No: 271122-30	Title: PLAT OF SURVEY No. 2719 PARCEL A
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Drawn: DFB 2/15/23 Checked: <i>[Signature]</i> 2/15/23	Book: 381 Scale: 1" = 30'
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