



# TENTATIVE AGENDA

## ROBINS CITY COUNCIL

Monday, February 17th, 2025

6:00 p.m. – Robins City Hall

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

### AGENDA:

1. Call the Meeting to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Agenda
5. Citizen Comments – Agenda Items (limited to 3 minutes each)
6. Citizen Comments – Non-Agenda Items (limited to 3 minutes each)
7. **CONSENT AGENDA**
  - a. Motion to Approve the Minutes of the January 27<sup>th</sup>, February 3<sup>rd</sup> and February 10<sup>th</sup> Meetings
  - b. Motion to Approve List of Bills Submitted
8. **NEW BUSINESS**
  - a. **Resolution No. 0125-3** Approving Agreement Regarding Dedicated and Accepted Improvements within Sandridge Estates First Addition in the City of Robins
  - b. **Review Amendment No. 2 to Developers Agreement #2022-3 for Robins Landing North, South, and Robins Road Watermain Extension; and Motion to Approve**
  - c. **Resolution No. 0225-3** Acceptance of Final Plat for the “Robins Landing First Addition” to the City of Robins
  - d. **Resolution No. 0225-4** Acceptance of Final Plat for the “Robins Landing Second Addition” to the City of Robins
  - e. **Resolution No. 0225-5** Accepting Improvements and Streets in the Robins Landing First & Second Additions to the City of Robins
  - f. **Resolution No. 0225-6** Approving Plat of Survey No. 2916, Sandridge Estates
9. **OLD BUSINESS**
  - a. March 4<sup>th</sup>, 2025 Special Election
  - b. FY 26 Budget
10. **MOTION TO ADJOURN MEETING**



Minutes of the January 27th, 2025 City Council Work Session  
\*Unofficial meeting minutes until approved by Council\*

A work session of the Robins City Council was called to order at 6:00p.m. on Monday, January 27th, 2025 at the Hoppe Safety Center, 225 S. 2<sup>nd</sup> St by Mayor Chuck Hinz. Following the Pledge of Allegiance, roll call was taken with the following members present: Councilor Leigh Cook, Councilor Mike Foley, Councilor Dave Franzman, Councilor Cary Smith and Councilor JD Smith. Also present were City Clerk Lisa Goodin, Police Chief Andy Humphrey, and Fire Chief Keith Feldkamp.

Cook moved to approve the agenda, Foley seconded and all voted aye.

OLD BUSINESS:

- A. FY 2026 Budget – Preparation of the budget is proceeding according to the budget calendar. Council discussed the upcoming special election and materials to be presented at the 2/11/25 Open House and shared via the Robins News newsletter.

ADJOURN: J. Smith moved to adjourn at 6:54 p.m., Franzman seconded and all voted aye.

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Chuck Hinz, Mayor

ATTEST:

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Lisa Goodin, City Clerk/Treasurer



## Minutes of the February 3, 2025 City Council Meeting

\*Unofficial meeting minutes until approved by Council\*

The regular meeting of the Robins City Council was called to order at 6:00p.m. on Monday, February 3rd, 2025 at Robins City Hall, 265 S. 2<sup>nd</sup> St by Mayor Chuck Hinz. Following the Pledge of Allegiance, roll call was taken with the following members present: Councilor Leigh Cook, Councilor Mike Foley, Councilor Dave Franzman, Councilor Cary Smith and Councilor JD Smith. Also present were City Clerk Lisa Goodin, Deputy City Clerk Rhonda Kortenkamp, City Attorney Holly Corkery, City Engineer Kelli Scott, Zoning Administrator Vance McKinnon, Police Chief Andy Humphrey, and Fire Chief Keith Feldkamp.

J. Smith moved to approve the agenda, Franzman seconded and all voted aye.

MAYOR'S REPORT: Hinz reported that work on the FY 26 Budget is proceeding on schedule.

### COUNCIL REPORTS:

**PUBLIC SAFETY:** Foley reported that January was a busy month for the Fire Department with 19 medical calls and a automobile vs. train accident on 1/24/25. The Police Department responded to 149 calls, responded to several accidents and provided numerous house checks. Officer Wagner had completed his onboarding and is working solo.

**STREETS:** C. Smith reported that the overlay of W. Main St. will be coming up soon.

**FINANCE:** Cook reported that the budget looks good and on track,

**PARKS:** Franzman reported that routine maintenance for the parks, including the addition of mulch around play equipment, sand in the volleyball courts and topsoil around the South Troy Park pavilion are scheduled to take place in March and April, weather permitting.

**PUBLIC WORKS:** J. Smith reported that both sewer and water systems are operating as normal.

**ENGINEER'S REPORT:** All funding for West Main St Trail and Reconstruction has been shifted to FY 28 which means the funds will be available October 1, 2027. The total project cost for the roadway is estimated to be \$4,600,000. Robins has been awarded \$1,587,000 in FY 27 and \$1,863,000 in FY 28 for the road for a total of \$3,450,000 in federal aid. Robins has been awarded \$860,000 in funds for the trail for FY24. The trail portion of the project is estimated to be \$1,075,000. For the W. Main St. Overlay, we have received the full Terracon report and is available for anyone to review. There is a contract on the agenda for approval recommending a full depth reclamation from NCP to Kaylin Ct with a 4" overlay and a 4" overlay from Kaylin Ct. to Tullemore. The costs for this project are available in the Road Use Fund. This project is intended to improve the roadway surface and extend its life until a full reconstruction can be completed in 10-15 years. This project will not widen the road, add shoulders, bring the roadway into compliance with design standards or increase traffic safety. That work will be accomplished at such time the City can move forward with a full reconstruction. Robins Landing: Boomerang is working on completing the punch list. There are items that won't be completed this winter so the contractor will be providing a list of escrow items. This will provide money to the city in the event the contractor doesn't return to complete the remaining items. An amendment to the Developer's Agreement is on the agenda for council approval tonight. A second Developer's Agreement amendment will be drafted outlining the escrow requirements as noted above. Final Platting has been requested and is on our schedule for review. Booster Station: We had been receiving some low pressure complaints and CR Water had suggested the upgrades we had done previously may be the cause. We met with the contractor and found no evidence that the improvements were at fault. We sent an email to CR Water letting them know what was discovered and what changes we made, but have yet to receive a response. We have received one additional complaint, but have been waiting for nicer weather to investigate. Still pending... We followed up with the City of CR to see if additional adjustments can be made to reduce the pump run times and pressures, while maintaining a satisfactory level of service. We have not heard back. Tower Terrace Rd: RAISE is now BUILD again. The new application is due January 30th and has been submitted. The total project cost is estimated to be \$47.6M, with Robins' estimated obligation for the project to be \$8,585,842. If all grants are awarded, Robins' estimated contribution is \$287,267.

**CITIZENS' COMMENTS – AGENDA ITEMS:** None presented

CITIZENS' COMMENTS – NON-AGENDA ITEMS: Randy Fouts 250 Robinwood Dr, reported on behalf of the Robins Civic Club and awarded the Robins Fire Department with an award for their outstanding support of community events.

CONSENT AGENDA:

Franzman moved to approve the Consent Agenda, which contained the Minutes of the January 16<sup>th</sup> and January 20th City Council meetings, and the List of Bills Submitted. J. Smith seconded and all voted aye.

NEW BUSINESS:

- A. Mayor Hinz recognized former Planning & Zoning Administrator Dean Helander and his efforts in the transition of Vance McKinnon into his role. Hinz further commented that McKinnons' early efforts will be focused on the updates to the Code of Ordinances, Chapters 165 & 166.
- B. Resolution No. 0125-3 Approving Agreement Regarding Dedicated and Accepted Improvements within Sandridge Estates First Addition – TABLED
- C. Resolution No. 0225-1 Approving Contract with Snyder & Associates for the Rehabilitation of W. Main St. Cook motioned to approve, Foley seconded. Roll Call: All votes were aye.
- D. Review Amendment to Developers Agreement #2022-3 for Robins Landing North, South and Robins Road Watermain Extension. Franzmen motioned to approve, J. Smith seconded. Roll Call: All votes were aye.

OLD BUSINESS:

- A. FY 2026 Budget: Work continues on schedule. Information regarding the upcoming special election is being prepared to share with residents.

ADJOURN: J. Smith moved to adjourn at 6:40 p.m., Foley seconded and all voted aye.

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Chuck Hinz, Mayor

ATTEST:

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Lisa Goodin, City Clerk/Treasurer



Minutes of the February 10th, 2025 City Council Work Session  
\*Unofficial meeting minutes until approved by Council\*

A work session of the Robins City Council was called to order at 6:00p.m. on Monday, February 10th, 2025 at Robins City Hall, 265 S. 2<sup>nd</sup> St by Mayor Chuck Hinz. Following the Pledge of Allegiance, roll call was taken with the following members present: Councilor Leigh Cook, Councilor Mike Foley, Councilor Dave Franzman, Councilor Cary Smith and Councilor JD Smith. Also present were City Clerk Lisa Goodin, Deputy City Clerk Rhonda Kortenkamp, Police Chief Andy Humphrey, Police Detective Greg McGivern, Fire Chief Keith Feldkamp, and Building Official/Superintendent of Public Works Mike Kortenkamp.

Cook moved to approve the agenda, J. Smith seconded and all voted aye.

OLD BUSINESS:

- A. FY 2026 Budget – An updated budget schedule was shared with Council members and staff members present. Resident questions regarding the March 4, 2025 special election were shared with Council members and discussed.

ADJOURN: J. Smith moved to adjourn at 6:53 p.m., Foley seconded and all voted aye.

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Chuck Hinz, Mayor

ATTEST:

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Lisa Goodin, City Clerk/Treasurer

RESOLUTION NO. 0125-3

RESOLUTION APPROVING AGREEMENT REGARDING DEDICATED AND ACCEPTED IMPROVEMENTS WITHIN SANDRIDGE ESTATES FIRST ADDITION IN THE CITY OF ROBINS IOWA

**WHEREAS**, the Developer of Sandridge Estates, SKD 4, LLC, previously executed an “Owner’s Certificate and Consent to Platting” related to the Sandridge Estates First Addition in the City of Robins, Linn County, Iowa, dated April 20, 2020 and thereafter recorded, along with other subdivision documents, on May 5, 2020 in Book 10635 Pages 394-418 records of the Linn County, Iowa Recorder, and

**WHEREAS**, within the Owner’s Certificate, language was inadvertently included whereby SKD 4, LLC dedicated the following described parcel to the public:

**Outlot A in Sandridge Estates First Addition in the City of Robins, Linn County, Iowa.**

and

**WHEREAS**, the City and Developer previously agreed that all storm water retention structures would continue to be owned by Developer or by future Homeowner’s Association, and

**WHEREAS**, the City and Developer have agreed to the terms of an Agreement, captioned, “AGREEMENT REGARDING DEDICATED AND ACCEPTED IMPROVEMENTS WITHIN SANDRIDGE ESTATES FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA, the purpose of the agreement being to make the records clear that Outlot A, described above, should not be shown as and/or titled in the City of Robins, and

**WHEREAS**, the Linn County Auditor has reviewed the Agreement and agreed to change its records to reflect ownership of Outlot A, upon filing of the Agreement, to reflect ownership in SKD 4, LLC, and

**WHEREAS**, the Council also finds that the City should see to the preparation of a Quit Claim Deed for SKD 4, LLC to use in transferring title to Outlot A to the Homeowner’s Association and provide same to SKD 4, LLC for its use in that regard.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Robins that the Agreement described herein is approved, the Mayor is authorized to execute same on behalf of the City Council, and the City Attorney is directed to prepare a Quit Claim Deed transferring Outlot A from the developer, SKD 4, LLC, to the homeowners association, and to thereafter record the deed at City expense upon execution by SKD 4, LLC.

PASSED AND APPROVED this 20<sup>th</sup> day of January 2024.

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Chuck Hinz, Mayor

ATTEST:

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Lisa Goodin, City Clerk

**AMENDMENT NO. 2  
DEVELOPER'S AGREEMENT 2022-3**

This Amendment No. 2 to Developer's Agreement 2022-3 is entered into by and between the City of Robins, Iowa, (hereinafter referred to as CITY) and Robins Landing First Addition, LLC (hereinafter referred to as OWNER), CITY and OWNER being at times referred to as "PARTIES", and

WHEREAS, the original Developer's Agreement 2022-3 was recorded with Linn County on December 19, 2023, and

WHEREAS, OWNER has approval of CITY to construct the "Drawings of Proposed Improvements for **ROBINS LANDING NORTH, ROBINS LANDING SOUTH AND ROBINS ROAD WATER MAIN EXTENSION**" (hereinafter referred to as the PROJECT) in the City of Robins, Iowa, and

WHEREAS, OWNER has requested Final Plat approval for Robins Landing First Addition and Robins Landing Second Addition, and

WHEREAS, there are outstanding punch list items that cannot be completed due to weather;

NOW, THEREFORE, in consideration of the mutual obligations contained in this Developer's Agreement Amendment No. 2, the PARTIES agree as follows:

1. OWNER agrees to complete the remaining punch list items (attached), The Landing Phase I-1 (North) and The Landing Phase I-B (South)) by May 31, 2025;
2. OWNER agrees to allow escrow money in the amount of \$142,700 to be held or maintained by CITY as security for completion of the punch list items. The escrow money shall be withheld from money owed to OWNER by CITY per Section 9(d) of the original Developer's Agreement.
3. Failure of OWNER to complete the remaining punch list items in accordance with this agreement shall allow CITY to use the escrow money to employ a third-party contractor to complete the outstanding punch list items, withhold the issuance of building permits and/or withhold final occupancy permits within the Project;
4. OWNER shall construct the PROJECT improvements in their entirety, fully comply with this Developer's Agreement Amendment No. 2 and the previously recorded Developer's Agreement Amendment No. 1, Developer's Agreement 2022-3 and the applicable City Ordinances, and provide a four (4) year Maintenance Bond upon City acceptance of the dedication of all public improvements.
5. CITY shall determine when all public improvements proposed for dedication to the public, have been completed in their entirety and shall make the recommendation to the City Council for acceptance of the dedication of such improvements.
6. This agreement shall be deemed to run with the land and shall be binding on all heirs, successors, and assigns of Owner.



General Provisions:

1. The text herein shall constitute the entire agreement between the Parties.
2. This Agreement may only be amended in writing, agreed upon as evidenced by signatures of the Parties.
3. This agreement shall become effective upon approval and execution by the Parties.
4. If any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid, or unenforceable, the remainder of this agreement or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

**OWNER:**

Robins Landing First Addition, LLC

By: *[Signature]*

STATE OF IOWA            )  
  ) SS  
County of Linn            )

This instrument was acknowledged before me on the 10<sup>th</sup> day of February, 2025, by Bryce Ricklefs (name) as Owner (name of office) of Robins Landing First Addition, LLC

*[Signature]*  
Notary Public in and for said State



Approved by the City of Robins, Iowa this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor – Chuck Hinz

Attest:

\_\_\_\_\_  
City Clerk – Lisa Goodin





**To:** Vance McKinnon, P&Z Administrator

**Date:** February 6, 2025

**From:** Kelli Scott, P.E.

**CC:** City Council

**RE:** Robins Landing  
First Addition

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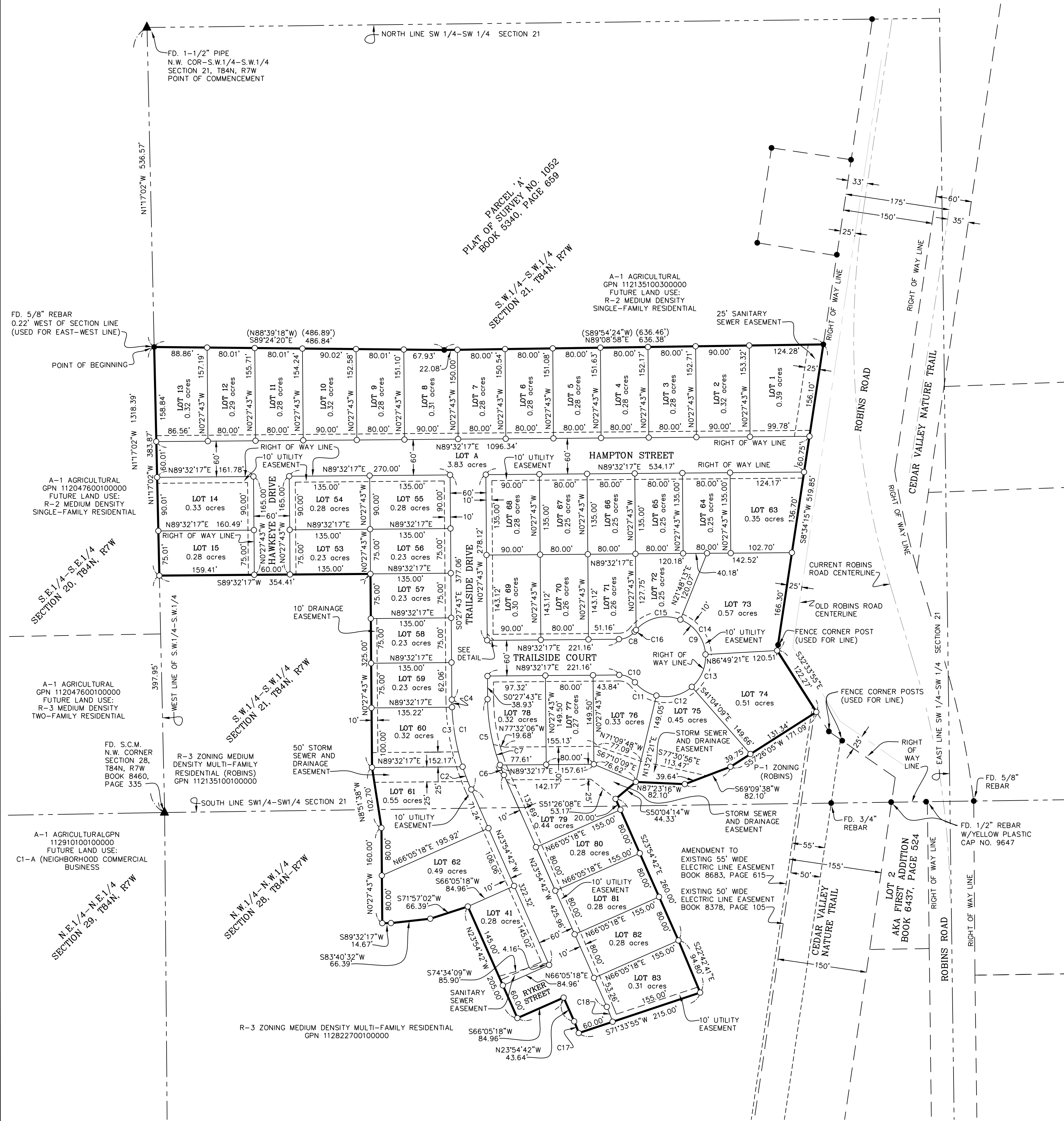
The Final Plat for Robins Landing First Addition has been reviewed as requested.

There are punchlist items remaining to be completed, but the weather and temperatures are causing this work to be postponed until spring. The Developer and the City have agreed on an escrow amount to be withheld from from the material upsizing payments owed to the Developer. If the Developer fails to complete the outstanding items by May 31, 2025 the City can hire a 3<sup>rd</sup> party to complete the work and/or withhold building permits until the work is completed.

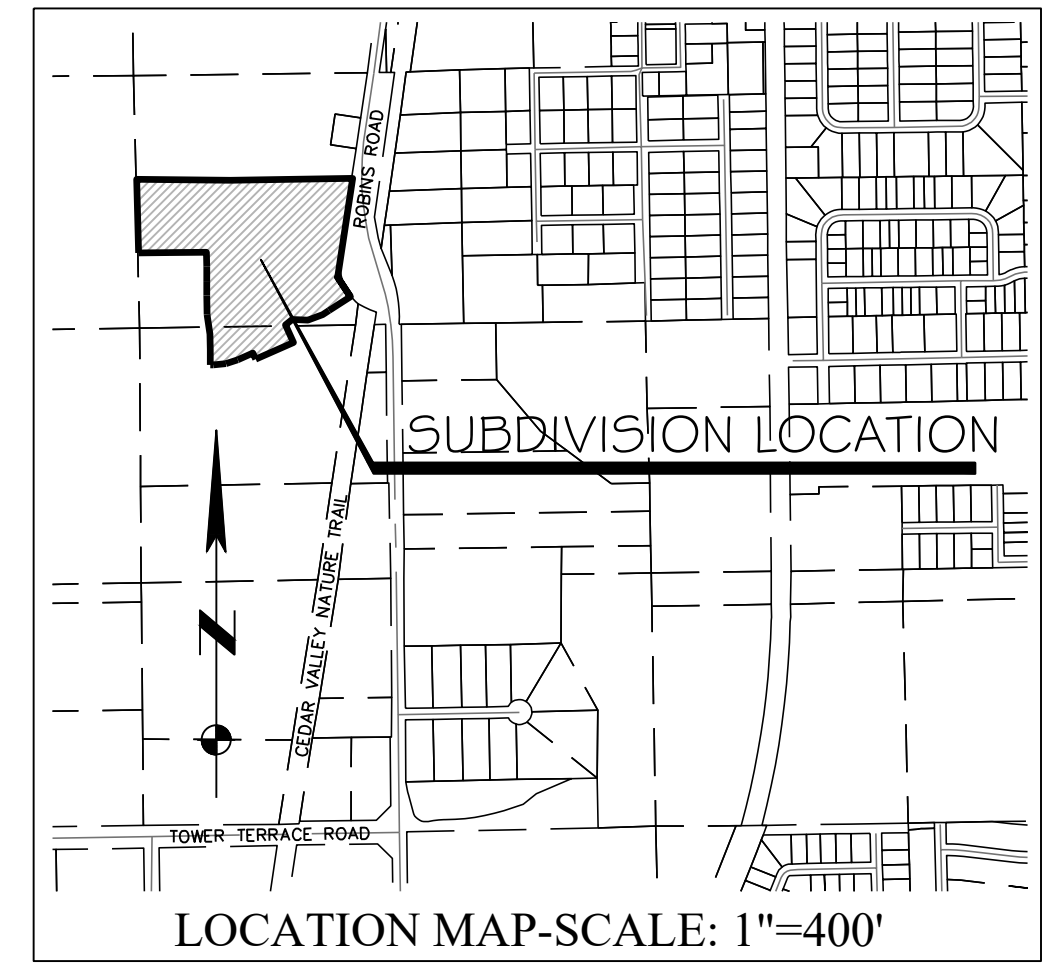
Therefore, we find it to be in general conformance with the City requirements and therefore recommend approval.

# FINAL PLAT ROBINS LANDING FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA

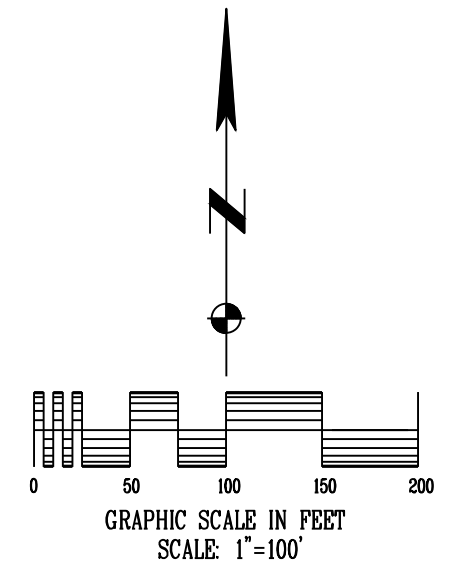
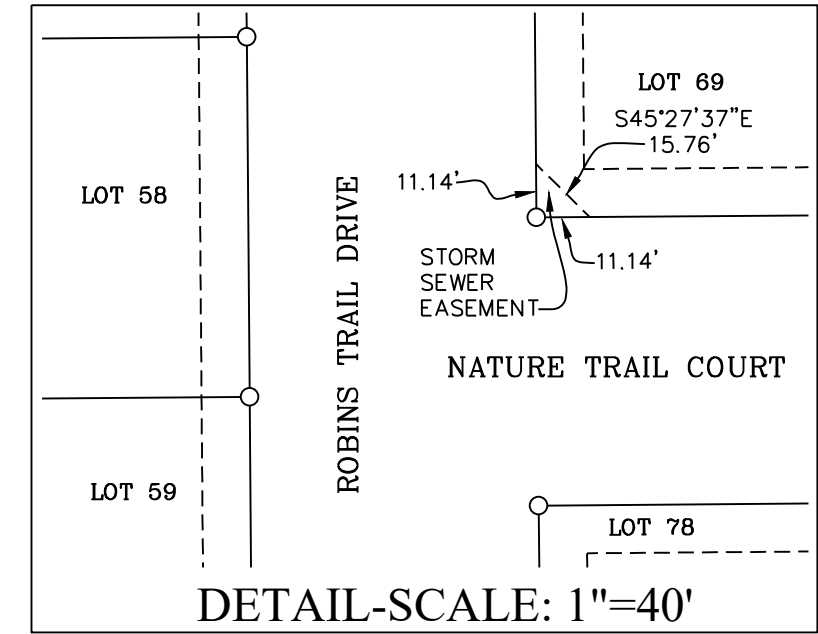
INDEX LEGEND	SPACE RESERVED FOR RECORDING PURPOSES
Location: S.W.1/4-S.W.1/4 SECTION 21, T84N, R7W AND N.W.1/4-N.W.1/4 SECTION 28, T84N, R7W	
Requestor: ROBINS LANDING, LLC	
Proprietors: ROBINS LANDING, LLC	
Surveyor: GREGG E. SAMPSON, P.L.S.	
Company/Return to: SUSAN FORNASH HALL & HALL ENGINEERS, INC. 1860 BOYSON ROAD HIAWATHA, IOWA 52233 1-319-362-9548	



Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	23° 26' 59"	78.87'	155.52'	380.00'	154.44'	S12° 11' 13"E
C2	6° 09' 32"	20.44'	40.85'	380.00'	40.83'	S20° 49' 56"E
C3	15° 20' 19"	51.17'	101.72'	380.00'	101.43'	S10° 05' 00"E
C4	1° 57' 08"	6.47'	12.95'	380.00'	12.95'	S1° 26' 17"E
C5	23° 26' 59"	66.41'	130.97'	320.00'	130.06'	S12° 11' 13"E
C6	3° 14' 11"	9.04'	18.07'	320.00'	18.07'	S22° 17' 37"E
C7	20° 12' 48"	57.04'	112.89'	320.00'	112.31'	S10° 34' 08"E
C8	50° 40' 45"	16.10'	30.07'	34.00'	29.10'	N64° 11' 54"E
C9	281° 21' 29"	54.88'	329.01'	67.00'	84.91'	N0° 27' 43"W
C10	50° 40' 45"	16.10'	30.07'	34.00'	29.10'	N65° 07' 21"W
C11	36° 51' 40"	22.33'	43.10'	67.00'	42.36'	S58° 12' 49"E
C12	54° 25' 30"	34.45'	63.64'	67.00'	61.28'	N76° 08' 36"E
C13	52° 06' 30"	32.76'	60.93'	67.00'	58.86'	N22° 52' 36"E
C14	65° 01' 08"	42.70'	76.04'	67.00'	72.02'	N35° 41' 13"W
C15	69° 38' 24"	46.60'	81.44'	67.00'	76.51'	S76° 59' 01"W
C16	3° 18' 17"	1.93'	3.86'	67.00'	3.86'	S40° 30' 41"W
C17	5° 28' 37"	10.52'	21.03'	220.00'	21.02'	N21° 10' 24"W
C18	5° 28' 37"	13.39'	26.77'	280.00'	26.76'	N21° 10' 24"W



S.W.1/4-S.W.1/4 SECTION 21	N.W.1/4-N.W.1/4 SECTION 28
3.05	15.41



- NOTES:**
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
  - BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the low Real Time Network.
  - DATE OF SURVEY FIELD WORK: 2/21/2022
  - THIS PROPERTY IS PARTIALLY LOCATED IN SHADED ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AND PARTIALLY IN UNSHADED ZONE "X" (AREAS OF MINIMAL FLOOD RISK) OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 19113C0283E WHICH BEARS AN EFFECTIVE DATE OF JULY 20, 2021.
  - LOT 'A' IS BEING DEDICATED AT THIS TIME TO THE CITY OF ROBINS, IOWA FOR PUBLIC ROAD RIGHT OF WAY.
  - EXISTING PROPERTY ZONING: R-3 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL)
  - ZONING AND LAND USE DESIGNATIONS SHOWN FOR SURROUNDING PROPERTIES ARE SUBJECT TO CHANGE.

○	SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
●	FOUND 5/8" REBAR W/ORANGE PLASTIC CAP NO. 10679 UNLESS NOTED OTHERWISE
▲	FOUND SECTION CORNER MONUMENT AS NOTED
( )	RECORDED AS EASEMENT LINE PLAT OR SURVEY BOUNDARY
---	SECTION LINE
---	1/4-1/4 SECTION LINE
---	EXISTING LOT LINE
---	CENTERLINE

**LEGAL DESCRIPTION**

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S.W.1/4-S.W.1/4) OF SECTION TWENTY-ONE (21) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28), ALL IN TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID S.W.1/4-S.W.1/4 OF SAID SECTION 21;

THENCE SOUTH 11°02' EAST ON THE WEST LINE OF SAID S.W.1/4-S.W.1/4, A DISTANCE OF 536.57 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF PLAT OF SURVEY NO. 1052 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°24'20" EAST ON THE SOUTH LINE OF SAID PARCEL A, 486.84 FEET;

THENCE NORTH 89°08'58" EAST ON SAID SOUTH LINE, 636.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROBINS ROAD;

THENCE SOUTH 8°34'15" WEST ON SAID WESTERLY RIGHT OF WAY LINE, 519.85 FEET;

THENCE SOUTH 32°33'55" EAST ON SAID WESTERLY RIGHT OF WAY LINE, 122.27 FEET;

THENCE SOUTH 57°26'05" WEST, 171.09 FEET;

THENCE SOUTH 69°09'38" WEST, 82.10 FEET;

THENCE NORTH 87°23'16" WEST, 82.10 FEET;

THENCE SOUTH 50°04'14" WEST, 44.33 FEET;

THENCE SOUTH 23°54'42" EAST, 260.00 FEET;

THENCE SOUTH 22°42'41" EAST, 94.80 FEET;

THENCE SOUTH 71°33'55" WEST, 215.00 FEET TO THE BEGINNING OF A 220.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY AND HAVING A LONG CHORD OF NORTH 21°10'24" WEST;

THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, 21.03 FEET;

THENCE NORTH 23°54'42" WEST, 43.64 FEET;

THENCE SOUTH 66°05'18" WEST, 84.96 FEET;

THENCE NORTH 23°54'42" WEST, 205.00 FEET;

THENCE SOUTH 71°57'02" WEST, 66.39 FEET;

THENCE SOUTH 83°40'32" WEST, 66.39 FEET;

THENCE SOUTH 89°32'17" WEST, 14.67 FEET;

THENCE NORTH 02°27'43" WEST, 160.00 FEET;

THENCE NORTH 8°51'38" WEST, 102.70 FEET;

THENCE NORTH 02°27'43" WEST, 325.00 FEET;

THENCE SOUTH 89°32'17" WEST, 354.41 FEET TO THE WEST LINE OF SAID S.W.1/4-S.W.1/4;

THENCE NORTH 11°02' WEST ON SAID WEST LINE, 383.87 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 18.46 ACRES.

I hereby certify that this land surveying document was prepared 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: \_\_\_\_\_

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809  
My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

**FINAL PLAT**

## ROBINS LANDING FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA

Sheet Title: \_\_\_\_\_

Designed by: \_\_\_\_\_

Drawn by: DLK

Checked by: GES

Date: 9/30/2024

Field Book No: 276

Scale: 1"=100'

Sheet: 1 of 1

Project Number: 10788


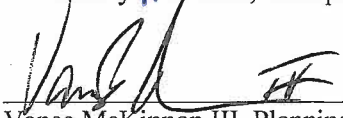
CADD File: I:\Projects\10788 - Robins Landing\DWG\Plat\10788 F01 PHASE 1 - 3x2024.dwg Date Plotted: Oct 28, 2024 - 8:28am Plotted By: SUSAN-FORNASH

**PLANNING & ZONING RESOLUTION NO. 2025-1  
 APPROVING THE FINAL PLAT OF THE  
 ROBINS LANDING FIRST ADDITION**

WHEREAS, A FINAL PLAT OF ROBINS LANDING FIRST ADDITION TO THE CITY OF ROBINS, LINN COUNTY, IOWA, containing forty seven (47) lots, has been filed with the City Planning Commission, Robins, Iowa, on February 6, 2025, and after consideration, the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa and the ordinance of the City of Robins, Iowa, in relation to Plats and Additions to Cities,

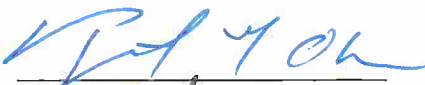
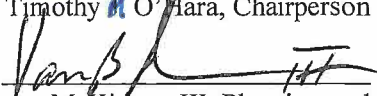
NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plat and dedications of said Robins Landing First Addition to the City of Robins, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning Commission, and this Commission hereby recommends to the City Council, the acceptance of the same, and the vice chairperson and secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as by law provided.

PASSED this 12<sup>th</sup> day of February A.D., 2025.

  
 \_\_\_\_\_  
 Timothy J. O'Hara, Chairperson  
  
 \_\_\_\_\_  
 Vance McKinnon III, Planning and  
 Zoning Administrator

STATE OF IOWA )  
 ) ss  
 LINN COUNTY )

We, Timothy J. O'Hara, Chairperson, and Vance McKinnon III, Planning and Zoning Administrator of the City of Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning Commission, Robins, Iowa, on this 12<sup>th</sup> day of February A.D., 2025.

  
 \_\_\_\_\_  
 Timothy J. O'Hara, Chairperson  
  
 \_\_\_\_\_  
 Vance McKinnon III, Planning and  
 Zoning Administrator

**RESOLUTION NO. 0225-4**

**ACCEPTANCE OF FINAL PLAT FOR THE “ROBINS LANDING SECOND ADDITION” TO THE CITY OF ROBINS**

**WHEREAS, A FINAL PLAT OF ROBINS LANDING SECOND ADDITION TO THE CITY OF ROBINS, IOWA**, a single lot, numbered 94 has been filed with the City Clerk on February 5, 2025, and after consideration of the same, is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the Ordinances of the City of Robins, in relation to plats and additions to cities,

**NOW, THEREFORE, BE IT FINALLY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA**, that said plat of “Robins Landing Second Addition” to the City of Robins, Linn County, Iowa, and the same is hereby acknowledged and approved on the part of the City of Robins, Iowa.

**PASSED AND APPROVED** this 17th day of February, 2025.

\_\_\_\_\_  
Chuck Hinz, Mayor

Attest:

\_\_\_\_\_  
Lisa Goodin, City Clerk/Treasurer

State of Iowa    )  
                          ) ss  
County of Linn    )

We, Chuck Hinz, Mayor, and Lisa Goodin, City Clerk of the City of Robins, Iowa, do hereby certify that the above and foregoing resolution is true and a correct copy of the resolution as passed by the City Council of the City of Robins, Iowa on the 17th of February A.D., 2025.

\_\_\_\_\_  
Chuck Hinz, Mayor

\_\_\_\_\_  
Lisa Goodin, City Clerk/Treasurer



**To:** Vance McKinnon, P&Z Administrator

**Date:** February 5, 2025

**From:** Kelli Scott, P.E.

**CC:** City Council

**RE:** Robins Landing  
Second Addition

---

The Final Plat for Robins Landing Second Addition has been reviewed as requested.

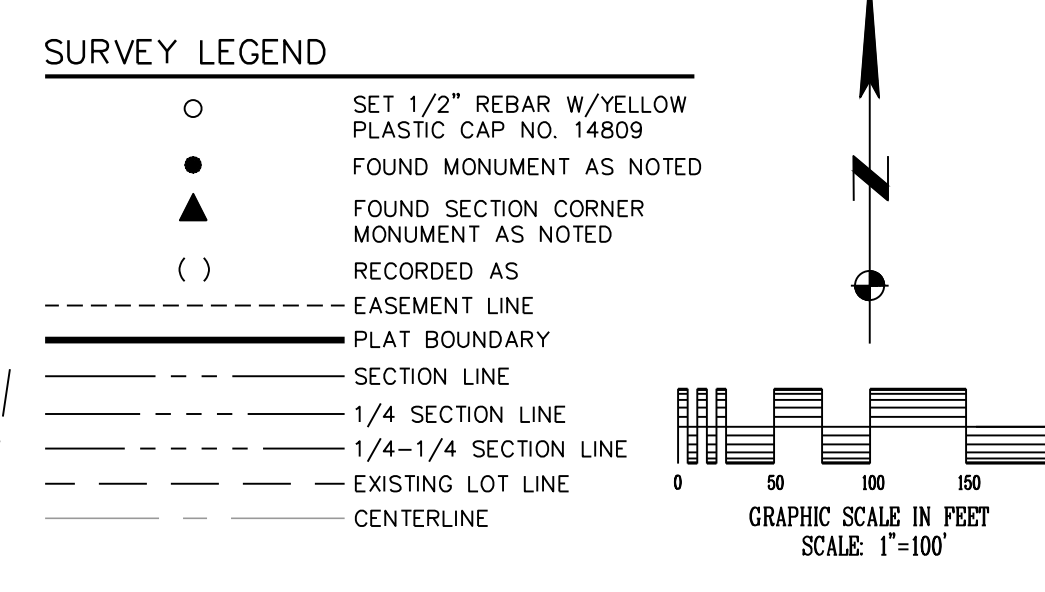
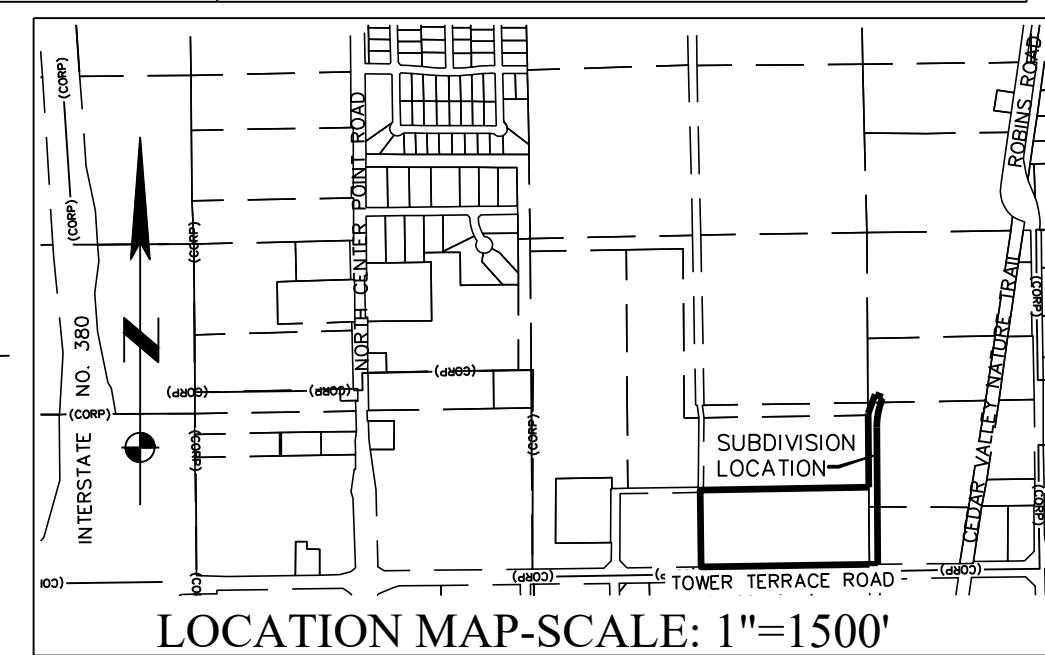
There are punchlist items remaining to be completed, but the weather and temperatures are causing this work to be postponed until spring. The Developer and the City have agreed on an escrow amount to be withheld from from the material upsizing payments owed to the Developer. If the Developer fails to complete the outstanding items by May 31, 2025 the City can hire a 3<sup>rd</sup> party to complete the work and/or withhold building permits until the work is completed.

Therefore, we find it to be in general conformance with the City requirements and therefore recommend approval.



# FINAL PLAT ROBINS LANDING SECOND ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA

<b>INDEX LEGEND</b> Location: S.W.1/4-N.W.1/4 AND N.W.1/4-N.W.1/4 SECTION 28, T84N, R7W AND S.E.1/4-N.E.1/4, SECTION 29, T84N, R7W Requestor: ROBINS LANDING, LLC Proprietors: ROBINS LANDING, LLC Surveyor: GREGG E. SAMPSON, P.L.S. Company/Return to: SUSAN FORINASH HALL & HALL ENGINEERS, INC. 1860 BOYSSON ROAD HIAWATHA, IOWA 52233 1-319-362-9548	SPACE RESERVED FOR RECORDING PURPOSES
--	---------------------------------------



**NOTES:**

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
3. DATE OF SURVEY FIELD WORK: 2/21/2022
4. THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" (AREAS OF MINIMAL FLOOD RISK) OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 19113C0291E WHICH BEARS AN EFFECTIVE DATE OF JULY 20, 2021.
5. LOTS 'A' AND 'B' ARE BEING DEDICATED AT THIS TIME TO THE CITY OF ROBINS, IOWA FOR PUBLIC STREET RIGHT OF WAY.
6. ZONING AND LAND USE DESIGNATIONS SHOWN FOR SURROUNDING PROPERTIES ARE SUBJECT TO CHANGE.

**LEGAL DESCRIPTION**

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S.W.1/4-N.W.1/4) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28) AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S.E.1/4-N.E.1/4) OF SECTION TWENTY-NINE (29) BOTH IN TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 0°27'43" WEST ON THE WEST LINE OF SAID S.W.1/4-N.W.1/4, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 89°05'45" WEST ON SAID NORTH RIGHT OF WAY LINE, 1314.26 FEET TO THE WEST LINE OF SAID S.E.1/4-N.E.1/4;

THENCE NORTH 0°25'03" WEST ON SAID WEST LINE, 600.94 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID S.E.1/4-N.E.1/4;

THENCE NORTH 89°05'32" EAST ON THE NORTH LINE OF SAID SOUTH HALF, 1293.89 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF AND THE WEST LINE OF SAID S.W.1/4-N.W.1/4;

THENCE NORTH 0°27'43" EAST ON SAID WEST LINE, 578.66 FEET;

THENCE NORTH 21°01'47" EAST, 156.66 FEET;

THENCE SOUTH 68°58'13" EAST, 60.00 FEET;

THENCE SOUTH 21°01'47" WEST, 4.00 FEET;

THENCE SOUTH 16°03'14" WEST, 35.75 FEET TO THE BEGINNING OF A 567.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 200.91 FEET BEARING SOUTH 9°44'35" WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE, 201.98 FEET;

THENCE SOUTH 0°27'43" EAST, 1067.61 FEET TO SAID NORTH RIGHT OF WAY LINE;

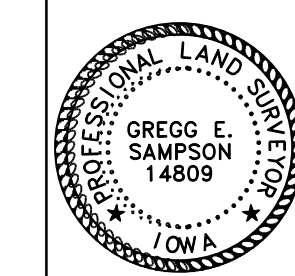
THENCE SOUTH 88°59'19" WEST ON SAID NORTH RIGHT OF WAY LINE, 66.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 20.15 ACRES.

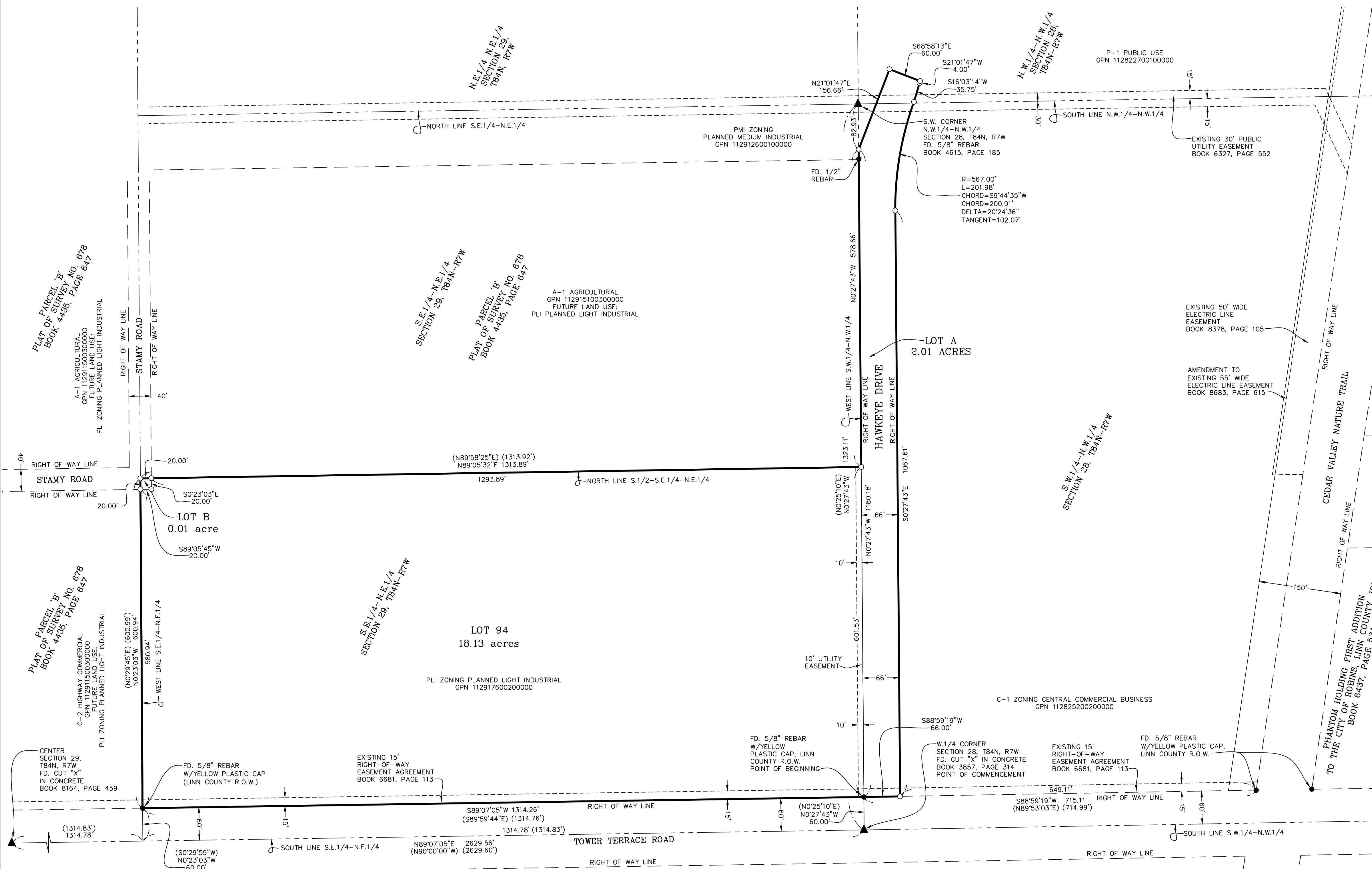
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809  
My license renewal date is December 31, 2024  
ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:



AREA	ACRES
S.W.1/4-N.W.1/4	1.93
N.W.1/4-N.W.1/4	0.08
S.E.1/4-N.E.1/4	18.14
<b>TOTAL</b>	<b>20.15</b>



Revision Description  Revision Number & Date  HALL & HALL ENGINEERS, INC. Landmark Land Development, Since 1923 1860 BOYSSON ROAD, HIAWATHA, IOWA 52233 PHONE: (319) 362-9548 FAX: (319) 362-7596 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE LAND SURVEYING • LAND DEVELOPMENT PLANNING www.halling.com	<b>FINAL PLAT</b> <b>ROBINS LANDING SECOND ADDITION</b> <b>IN THE CITY OF ROBINS, LINN COUNTY, IOWA</b>
Sheet Title: Designed by: DLK Drawn by: DLK Checked by: GES Date: 10/7/2024 Field Book No: 276 Scale: 1"=100' Sheet: 1 of 1 Project Number: 10788	CAD File: I:\projects\10788 - Robins Landing\DWG\Plat\10788_F02_Phas2_2_302024.dwg Date Plotted: Oct 07, 2024 - 2:54pm Plotted By: DLK



RESOLUTION NO. 0225-5

RESOLUTION ACCEPTING IMPROVEMENTS AND STREETS IN  
THE ROBINS LANDING FIRST & SECOND ADDITIONS TO THE CITY OF ROBINS

WHEREAS, the following improvements in the Robins Landing First & Second Additions have been completed in accordance with the requirements of the City of Robins:

1. The streets located in the Robins Landing First & Second Additions have been completed to City Street Specifications and a Four (4) Year Street Maintenance Bond will begin upon acceptance of said improvements, and
2. The Storm Sewer installation has been completed to City Specifications and a Four (4) year Storm Sewer Maintenance Bond will begin upon acceptance of said improvements, and
3. The Water system has been installed for the lots in the Robins Landing First & Second Additions in compliance with the city's specifications and a Four (4) year Water Maintenance Bond will begin upon acceptance of said improvements, and
4. Developer's Agreement 2022-3 and the First and Second Amendments to said Developer's Agreement have been approved, and
5. The Final Plat was approved by the City Council on February 17<sup>th</sup>, 2025.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Robins that the streets, storm sewer, water lines and other required improvements are hereby accepted by the City.

PASSED AND APPROVED this 17<sup>th</sup> day of February 2025.

---

Chuck Hinz, Mayor

ATTEST:

---

Lisa, City Clerk/Treasurer



**To:** Chuck Hinz, Mayor

**Date:** February 6, 2025

**From:** Kelli Scott, P.E.

**CC:** City Council

**RE:** ROBINS LANDING  
ACCEPTANCE OF PUBLIC IMPROVEMENTS

---

We have completed our final review of the Robins Landing First and Second Addition public improvements which include street pavement, water utility, storm sewer infrastructure, and general right-of-way grading and surface restoration. Phase I-A, I-B and the watermain in Phase II, as shown in the attached Construction Phasing Exhibit, are to be accepted at this time. Future phases will construct the remaining improvements.

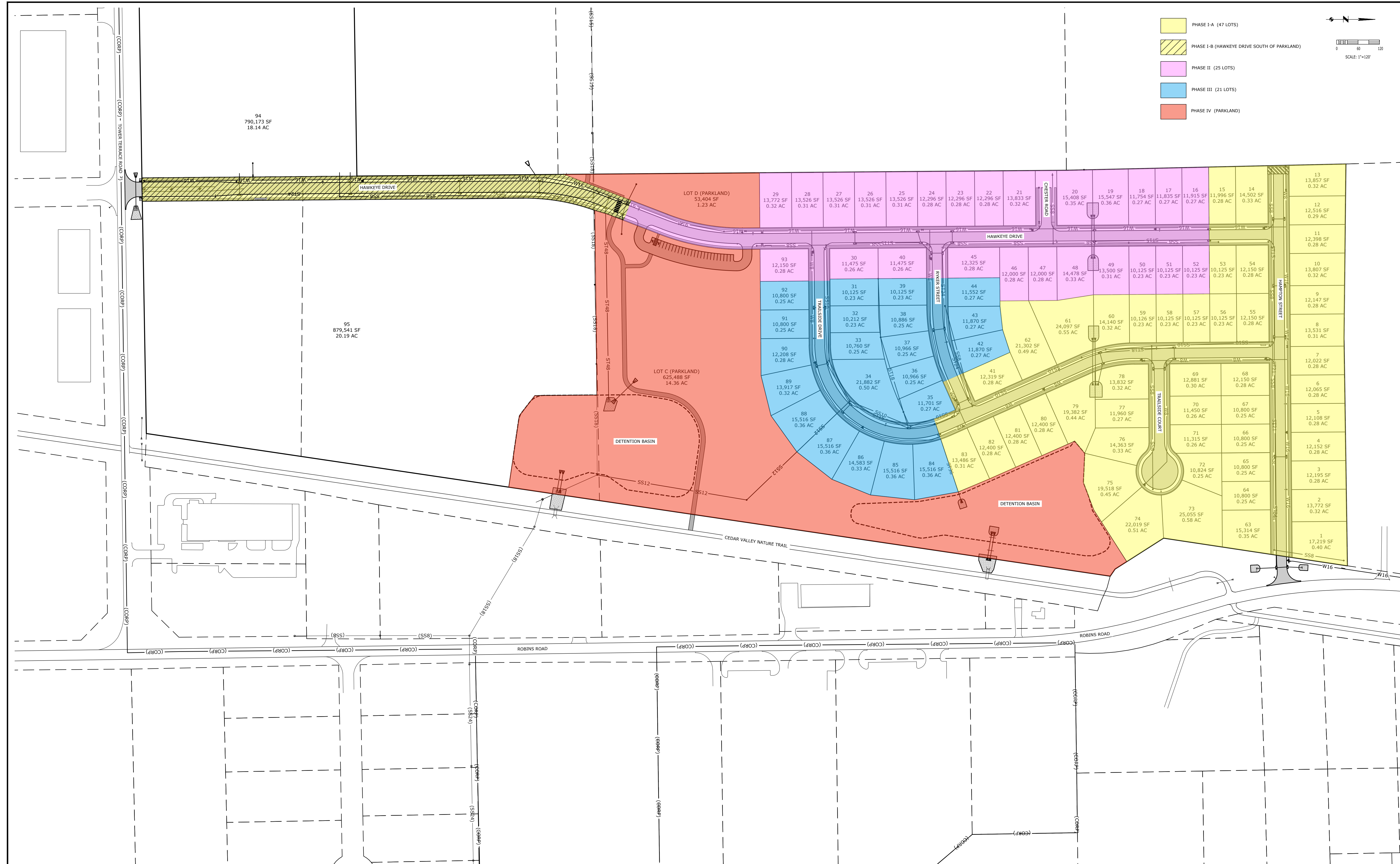
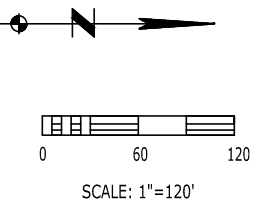
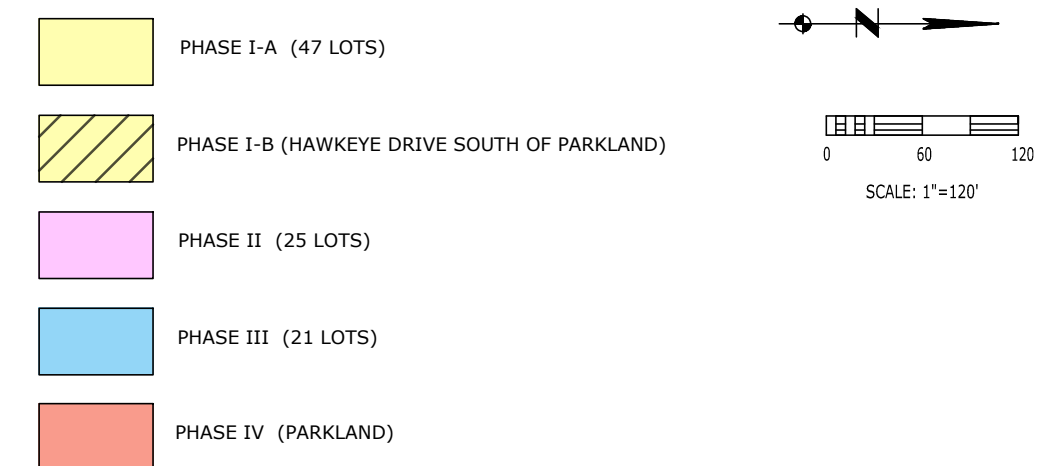
The punch list items that were identified to date have not yet been satisfactorily completed due to the cold weather conditions. Developer's Agreement Amendment No. 2 addresses the outstanding items and assigns a value to the work yet to be completed. This work must be completed by May 31, 2025 or the City can hire the work done, withhold building permits and/or withhold occupancy permits.

Maintenance Bonds for the improvements are in progress and will be received soon. Please note that the four (4) year maintenance bond period will begin upon acceptance of the said public improvements.

Acceptance of the public improvements will also complete the approval process for the Final Plat and allow the Developer to record said Final Plat and begin to sell lots.

Therefore, we recommend acceptance of the Robins Landing First and Second Addition public improvements, Phase I-A, I-B and the watermain in Phase II, as shown in the attached Construction Phasing Exhibit





DRAWN BY:	DCZ			
CHECKED BY:	BDV			
APPROVED BY:	BDV			
DATE:	11-20-2024			
FIELD BOOK:	---	NO.	REVISION DESCRIPTION	APPROVED
				DATE



**HALL AND HALL ENGINEERS, INC.**  
*Leaders in Land Development Since 1953*  
 1980 BOYSSON ROAD, HAWAIIA, IOWA 52233  
 PHONE: (319) 362-9548 FAX: (319) 362-7595  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
 LAND SURVEYING • LAND DEVELOPMENT PLANNING  
 www.halleng.com

ROBINS LANDING  
 IN THE CITY OF ROBINS, LINN COUNTY, IOWA

CONSTRUCTION PHASING EXHIBIT

SCALE: 1" = 120' (22" X 34" PAPER)  
 PROJECT NO: 10788

SHEET  
**1**

CAD File: I:\Projects\10700\10788 - Robins Landing\DWG\POI\10788 POI v6.dwg Date Plotted: Wednesday, November 20, 2024 12:41:54 PM Plotted By: Brian Vogel

.....  
**Prepared by and Return to:**  
**Lisa Goodin**  
**City of Robins**  
**265 S. 2<sup>nd</sup> St.**  
**Robins, IA 52328**  
**cityclerk@cityofrobins.org**

**RESOLUTION No. 0225-6**  
**RESOLUTION APPROVING PLAT OF SURVEY NO. 2916 SANDRIDGE ESTATES**

WHEREAS, Plat of Survey No. 2916 has been received from Sandridge Estates LLC dated January 13, 2025, relating to part of Lot 12 in the City of Robins, Iowa, and

WHEREAS, desiring to dedicate .11 acres of land to 1919 W. Main St., and

WHEREAS the aforementioned part is described as *“Beginning at the most northerly corner of Lot 12, Sandridge Estates First Addition to the City of Robins, Linn County, Iowa; thence S68°54’00”E along northerly boundary of said Lot 12, a distance of 15.85 feet; thence 60.54 feet along said northerly boundary and the arc of an 1868.50 foot radius curve, concave southwesterly, chord bears S67°58’19”E, 60.54 feet, thence S20°31’30”W, 49.78 feet to a corner on the westerly boundary of said Lot 12; thence N88°28’10”W along said westerly boundary, 66.16 feet; thence N1°23’15”E along said westerly boundary, 42.70 feet; thence N20°50’26”E along said westerly boundary, 32.72 feet to the point of beginning.”*

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROBINS, Plat of Survey No. 2916 is hereby approved

Passed and Approved February 17, 2025.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and caused the Great Seal for the City of Robins, Iowa to be affixed. Done this 2nd day of December 2024.

\_\_\_\_\_  
Chuck Hinz, Mayor

Attest:

-----  
Lisa Goodin, City Clerk/Treasurer



**To:** Planning & Zoning

**Date:** January 13, 2025

**From:** Kelli Scott, P.E.

**CC:** City Council

**RE:** Sandridge Estates  
Plat of Survey No 2916

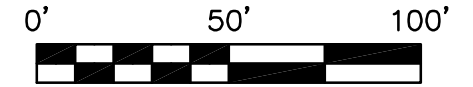
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We have reviewed POS No. 2916, Part of Lot 12 in the City of Robins, Linn County, Iowa. Signed copies will be provided to you prior to the February 12<sup>th</sup> P&Z meeting.

The purpose of the split is to allow dedicate 0.11 acres of land to 1919 W Main Street.

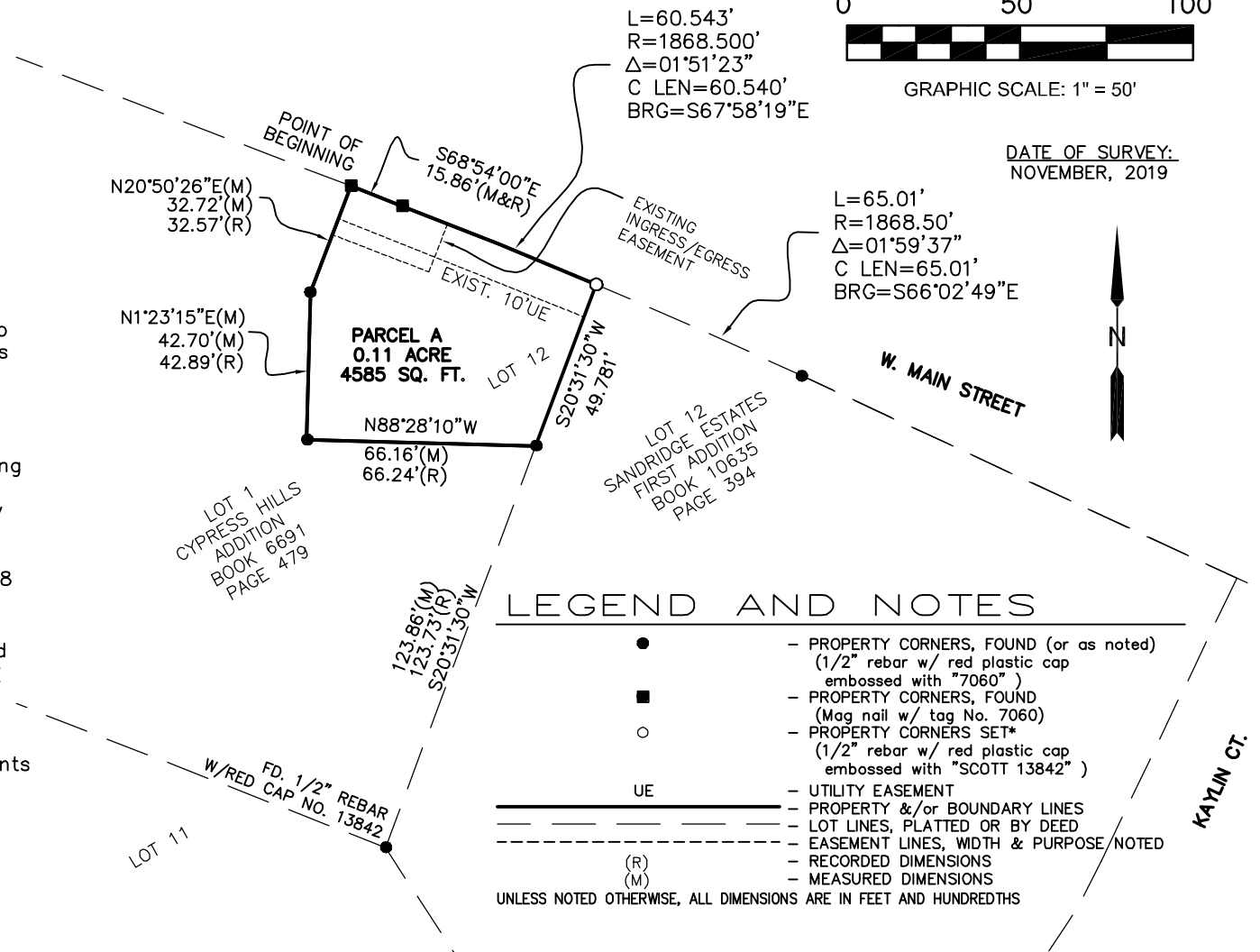
As such, we find POS No. 2916 and the enclosed documents to be in general conformance with the City requirements and recommend approval.

**PARCEL A**  
**PLAT OF SURVEY NO. 2916**  
 PART OF LOT 12  
 SANDRIDGE ESTATES  
 FIRST ADDITION  
 TO THE CITY OF ROBINS  
 LINN COUNTY, IOWA



GRAPHIC SCALE: 1" = 50'

DATE OF SURVEY:  
 NOVEMBER, 2019



**LEGAL DESCRIPTION:**

Part of Lot 12, Sandridge Estates First Addition to the City of Robins, Linn County, Iowa, described as follows:

Beginning at the most northerly corner of Lot 12, Sandridge Estates First Addition to the City of Robins, Linn County, Iowa; thence S68°54'00"E along northerly boundary of said Lot 12, a distance of 15.85 feet; thence 60.54 feet along said northerly boundary and the arc of an 1868.50 foot radius curve, concave southwesterly, chord bears S67°58'19"E, 60.54 feet; thence S20°31'30"W, 49.78 feet to a corner on the westerly boundary of said Lot 12; thence N88°28'10"W along said westerly boundary, 66.16 feet; thence N1°23'15"E along said westerly boundary, 42.70 feet; thence N20°50'26"E along said westerly boundary, 32.72 feet to the point of beginning.

Said parcel contains 0.11 acre, subject to easements and restrictions of record.

**LEGEND AND NOTES**

- - PROPERTY CORNERS, FOUND (or as noted) (1/2" rebar w/ red plastic cap embossed with "7060")
  - - PROPERTY CORNERS, FOUND (Mag nail w/ tag No. 7060)
  - - PROPERTY CORNERS SET\* (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
  - UE - UTILITY EASEMENT
  - - PROPERTY &/or BOUNDARY LINES
  - - - - - LOT LINES, PLATTED OR BY DEED
  - - - - - EASEMENT LINES, WIDTH & PURPOSE/NOTED
  - (R) - RECORDED DIMENSIONS
  - (M) - MEASURED DIMENSIONS
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Index Legend	
Location:	Sandridge Estates First Addition Lot 12
Requestor:	SKD 4, LLC
Proprietor:	SKD 4, LLC
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com   (319) 540-5263



**Stephen M. Scott, P.E. & L.S.**  
 Civil Engineer & Land Surveyor

319-540-5263      www.scottsurvey.com  
 email@scottsurvey.com  
 P.O. Box 315, Center Point, IA 52213-0315

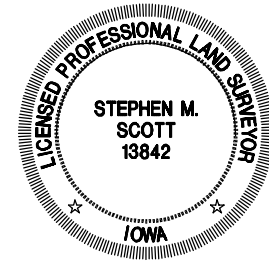
**CERTIFICATION OF APPROVAL**

This Final Plat has been approved by the City of Robins

Date: \_\_\_\_\_

By: \_\_\_\_\_

signature/title



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

STEPHEN M. SCOTT, P.L.S.      Iowa Lic. No. 13842

My license renewal date is December 31, 2024

Pages or sheets covered by this seal:

THIS PAGE ONLY

PROJECT NO. 2484601



**PLANNING AND ZONING RESOLUTION NO. 2025-3**

Approving Plat of Survey No. 2916

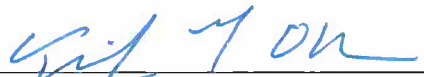
WHEREAS, Plat of Survey No. 2916 has been received from Sandridge Estates LLC dated December 31, 2024, relating part of Lot 12 in the City of Robins, Linn County, Iowa, and

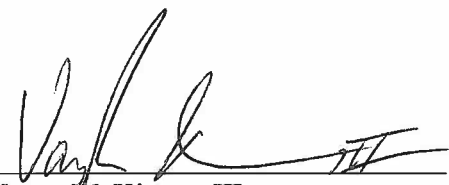
WHEREAS, the requester is desiring to dedicate .11 acres of land to 1919 W. Main St.,

WHEREAS the aforementioned part is described as *"Beginning at the most northerly corner of Lot 12, Sandridge Estates First Addition to the City of Robins, Linn County, Iowa; thence S68°54'00"E along northerly boundary of said Lot 12, a distance of 15.85 feet; thence 60.54 feet along said northerly boundary and the arc of an 1868.50 foot radius curve, concave southwesterly, chord bears S67°58'19"E, 60.54 feet, thence S20°31'30"W, 49.78 feet to a corner on the westerly boundary of said Lot 12; thence N88°28'10"W along said westerly boundary, 66.16 feet; thence N1°23'15"E along said westerly boundary, 42.70 feet; thence N20°50'26"E along said westerly boundary, 32.72 feet to the point of beginning."*

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, Plat of Survey No. 2926 is hereby accepted by the Planning and Zoning Commission and recommends approval to the Robins City Council.

Passed and Approved February 12, 2025.

  
\_\_\_\_\_  
Timothy A. O'Hara, Chairperson

  
\_\_\_\_\_  
Vance McKinnon III,  
Planning & Zoning Administrator