



Minutes of the November 17th, 2025 City Council Meeting

Unofficial meeting minutes until approved by Council

The regular meeting of the Robins City Council was called to order at 6:00 p.m. on Monday, November 17, 2025, at Robins City Hall, 265 S. 2nd Street, by Mayor Hinz. Following the Pledge of Allegiance, roll call was taken with the following Council members present: JD Smith, Leigh Cook, Dave Franzman, Cary Smith, and Mike Foley. Also in attendance were City Clerk Lisa Goodin, City Attorney Holly Corkery, City Engineer Kelli Scott, Police Chief Andy Humphrey, Building Official/Public Works Superintendent Mike Kortenkamp, Deputy City Clerk Rhonda Kortenkamp, and several members of the public. Planning & Zoning Administrator Vance McKinnon was absent. A motion to approve the agenda was made by Councilor JD Smith, seconded by Councilor Franzman, and carried unanimously.

CITIZENS COMMENTS: AGENDA ITEMS: Chris Dolan, attorney for Omnienscent Group, LLC addressed Council regarding Ordinance 2507. Mr. Dolan, on behalf of his client requested that Ordinance 2507 be withdrawn completely or amended to not re-zone the Eagle View First Addition development. Mr. Dolan read from his recent memorandum to Council containing supporting claims for his client's request. Bryce Ricklefs, developer of Eagle View 1st Additon made himself available for questions from Council and stated that the City has been discussing the re-zoning of his development for years and he had received his letter advising of the proposed re-zoning on October 1, 2025. He suggested that tournaments be added as a permitted use of sports practice facilities in the PLI zoning designation. Councilor Foley thanked Mr. Ricklefs for his support of the community with his continued development, adding that the first reading of Ordinance 2505 – Amending Chapter 165 – Zoning Ordinance, was originally tabled at his request out of respect for Mr. Ricklefs and to allow Mr. Foley additional time to research the issue. Melissa Duffield, Cedar Rapids and prospective purchaser of Lot 6 Eagle View, re-stated her status as a federal whistleblower and served the City of Robins with legal notice of her objection to Ordinance 2507 and her demand to void any zoning decisions due to a conflict of interest. Ann Duffield, Atkins and Melissa Duffield, Cedar Rapids and prospective purchaser of Lot 6 Eagle View, reported that, per Attorney Dolan's memo, the proposed re-zoning of Lot 6 of Eagle View First Addition would violate Robins' participation in the Community Block Development Grant program. Councilor Foley questioned Mrs. Duffield if she was confident in her facts. Mrs. Duffield replied in the affirmative and went on to name Councilor Foley as having a conflict of interest in the matter due to his position as a trustee for the Boys and Girls Club in Cedar Rapids. Councilor Foley replied that his involvement with the organization presented no conflict in any way. Mrs. Duffield stated that they want to provide a safe place for children to learn and train and that the Council's "kicking them down the road" is "throwing them to the wolves." Mrs. Duffield also claimed the Eagle View development was not suitable for industrial activities due to the road construction specs. NON-AGENDA ITEMS: Joseph Suchan, 1115 Morrison Dr. reported to Council his concerns about the drainage easement between his property and the adjoining lot on which a new home is being constructed, stating that dirt from the project is being placed in the easement, potentially restricting the flow of storm water runoff. Council acknowledged Mr. Suchan's repeated comments to Council as well as Engineer Scott's and Councilor Cook's visit to the property on 11/6. Scott assured Mr. Suchan that the Certificate of Occupancy for the adjoining lot will not be issued until the drainage easement has been properly graded. Mr. Suchan claimed that the project was violating DNR requirements and he would be contacting them. Councilor Cook inquired as to whether the DNR has done a site visit. Mr. Suchan's response was in the negative, but that it was "common sense." Bryce Ricklefs, developer of Eagle View 1st Additon, in reply to Mrs. Duffield's prior comments, provided that the roadway in his development was build with contractor storage in mind, which is what

the properties are being used for and the roadway was constructed with 8” concrete. Melissa Duffield, Cedar Rapids and prospective purchaser of Lot 6 Eagle View gave legal notice to the City, stating that cities cannot enact their own laws which are more powerful than state or federal law. Ms. Duffield referred to the City paying its officials to break the law and alleged that City Officials have committed fraud against members of the public. Ms. Duffield presented Clerk Goodin with a FOIA request, stating that Clerk Goodin should not tamper with documents because they have copies.

CONSENT AGENDA: The Consent Agenda, which included approval of the November 3, 2025 City Council Meeting minutes, the list of bills submitted and **Resolution No. 1125-12 – Approving the Tax Increment Financing Certification for Fiscal Year 2027** was approved following a motion by Councilor JD Smith, seconded by Councilor Franzman, with all members voting in favor.

OLD BUSINESS: Council was introduced to the City’s new full-time police officer, Officer Carter Dralle by Councilor Foley. **Resolution No. 1125-11 – Resolution authorizing the issuance and sale of Private School Revenue Bonds (Xavier School Project), Series 2025 in an aggregate principal amount not to exceed \$10,000,000; the execution and delivery of documents related thereto.** Councilor JD Smith motioned for approval; Councilor Foley seconded. Upon roll-call, all votes were aye. The resolution passed. Mayor Hinz opened a Public Hearing to Hear Questions and Concerns Relating to Amendment No. 1 to the Fiscal Year 2026 Municipal Budget at 6:40 p.m. and, hearing no comments, closed the hearing at 6:41 p.m. **Resolution No. 1125-10 – Approving Amendment No. 1 to the Fiscal Year 2025-2026 Municipal Budget.** Councilor Cook motioned for approval; Councilor JD Smith seconded. Upon a roll-call, all votes were aye. The resolution passed. At 6:42 p.m. Mayor Hinz opened a Public Hearing to Hear Questions and Concerns Relating to the Amendment of Chapter 165 – Zoning, of the Robins Municipal Code. Chris Dolan, attorney for Omnienscent Group, LLC objected to adoption of the ordinance based upon a conflict of interest on the part of Zoning Administrator McKinnon. Attorney Corkery clarified that no conflict of interest existed as Mr. McKinnon is not a voting member of the Planning & Zoning Commission. Hearing no further comments, the hearing was closed at 6:43 p.m. Third and Final Reading of **Ordinance 2505 – Amending Chapter 165 – Zoning, of the Robins Municipal Code.** Councilor JD Smith motioned for approval; Councilor Foley seconded. Upon roll-call, all votes were aye and Ordinance 2505 was adopted. First Reading of **Ordinance 2507 – Amending the Zoning Map of Chapter 165 of the Robins Municipal Code.** Councilor Cook motioned for approval of the first reading; Councilor JD Smith seconded. Upon a roll-call all votes were aye. At 6:46 p.m. Mayor Hinz opened a Public Hearing to Hear Questions and Concerns Relating to the Addition of Chapter 71, Snow Removal, of the Robins Municipal Code. Hearing no comments, the hearing was closed at 6:47 p.m. Second Reading of **Ordinance No. 2508, Creating Chapter 71 - Snow Removal, of the Robins Municipal Code.** Engineer Scott described the intent of the creation of Chapter 71 as a means to consolidate the City’s snow removal policy and several ordinances. Councilor Cook motioned for approval of the second reading; Councilor JD Smith seconded. Upon roll-call, all votes were aye. First Reading of **Ordinance No. 2513 – Amending Chapter 63 – Speed Regulations, of the Robins Municipal Code.** Engineer Scott described an effort by the City of Hiawatha to amend the speed limit on eastbound Tower Terrace Rd. from N. Center Point Rd. to Robins Rd. to 35 mph to match other sections of the roadway. She recommended that Robins do the same for the westbound portion of the roadway. Councilor Cook motioned for approval of the first reading; Councilor Foley seconded. Upon roll-call, all votes were aye.

OLD BUSINESS: Second Reading of **Ordinance No. 2509, Amending Chapter 50 – Nuisance Abatement, of the Robins Municipal Code.** Mayor Hinz called Council’s attention to the updated verbiage in section 50.02.4 regarding stagnant water. Councilor JD Smith motioned for approval of the second reading; Councilor Franzman seconded. Upon roll-call, all votes were aye. Second Reading of **Ordinance No. 2510, Amending Chapter 105 – Solid Waste Control, of the Robins Municipal Code.** Councilor Cook motioned for approval of the second reading; Councilor JD Smith seconded. Upon a roll-

call, all votes were aye. Second Reading of **Ordinance No. 2511, Amending Chapter 135 – Street Maintenance, of the Robins Municipal Code** Addressing the Council out of order, Greg Neumeyer, 535 Trailside Ct., pointed out that the ordinance, as written, does not specifically address the placement of cluster mailboxes in new developments. Engineer Scott proposed the following change “135.11.2.A.i.2 – For the purpose of this subsection, a standard mailbox meets the specifications of the US Postal Service. Mailboxes of any kind not designed to bend or fall away when struck by a vehicle are prohibited.” Councilor JD Smith motioned to approve the second reading, as amended; Councilor Cook seconded. Upon roll-call, all votes were aye. **Second Reading of Ordinance No. 2512, Amending Chapter 69 – Parking, of the Robins Municipal Code.** Councilor Franzman motioned for approval of the second reading; Councilor JD Smith seconded. Upon roll-call, all votes were aye.

COUNCIL COMMENTS: Clerk Goodin informed Council that staff access to the City’s municipal financial software would not be available December 9-12 as preparations were made to transition to the City’s new software provider. This outage will affect the financial reports prepared for the December 15th City Council meeting.

At 7:00 p.m. Councilor Foley motioned that Council move into closed session; Councilor Cook seconded. Upon roll-call, all votes were aye.

At 7:17 p.m. Council returned to open session with the entirety of the City Council present, as well as City Engineer Kelli Scott, Building Official/Public Works Superintendent Mike Kortenkamp, City Attorney Holly Corkery, Deputy City Clerk Rhonda Kortenkamp and City Clerk Lisa Goodin. **Resolution No. 1125-9 - A Resolution Approving the Signing of the Letter of Intent from Iowa American Water Company.** Councilor Franzman motioned for approval. There being no second to this motion, Resolution 1125-9 died due to lack of a second and was not approved.

ADJOURNMENT: The meeting adjourned at 7:20 p.m. following a motion by Councilor JD Smith, seconded by Councilor Cook. The motion carried unanimously

Chuck Hinz, Mayor

ATTEST:

Lisa Goodin, City Clerk/Treasurer