



Minutes of the November 3rd, 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 3, 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. A motion to approve the agenda was made by Councilor JD Smith, seconded by Councilor Franzman, and carried unanimously.

COUNCIL REPORTS: In the Mayor's report, Mayor Hinz encouraged Robins residents to vote in the November 4th City & Schools elections. In Council reports, Councilor Foley reported that the Fire Department experienced a relatively quiet October, responding to 15 calls, but kept busy with several Halloween and public education events in and around the community. The FD also completed forcible entry and patient assessment training. Councilor Foley also reported that the Police Department welcomed Officer Carter Dralle as a full-time officer with the department and also acknowledged the upcoming retirement of Officer Jim Dunn and Detective Greg McGivern. Councilor Cary Smith reported that the West Main St. roadway improvements were complete and served to highlight the repairs still needed on other sections of W. Main St. Councilor Cook identified the AFR, SFR & AURR reports as being complete for Fiscal Year 2025. Councilor Franzman reported that the parks were officially closed. Councilor JD Smith reported a quiet month for both sewer and water systems and also commented that the speed monitoring sign on N. Mentzer Rd. was a nice addition to that roadway.

STAFF REPORTS: Engineering— no questions or comments on Engineer Kelli Scott's written report were heard. Planning & Zoning - Vance McKinnon reported that 3 permits for new single-family homes were received in October, with additional permits expected in November. REDI – Economic Development Director Greg Neumeyer reported that Robins' residential growth rate has nearly doubled in the past 10 years. Neumeyer further identified that commercial growth has nearly tripled in that same time period but still represents a small percentage of the City's overall valuation. He further recommended a joint work session between the City Council and REDI to identify economic development challenges facing Robins.

CITIZENS COMMENTS: 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. Mayor Hinz acknowledged Mr. Suchan's repeated comments to Council and recommended an on-site meeting with Engineer Scott. Scott reported that the Certificate of Occupancy for the adjoining lot will not be issued until the drainage easement has been properly graded. **AGENDA ITEMS:** Bryce Ricklefs, developer of Eagle View 1st Addition spoke regarding the upcoming sale of Lot 6 in that development, requesting Council consideration of a swifter resolution to the prospective buyer's zoning request than a Special Use Permit application. Greg Neumeyer, 535 Trailside Dr. pointed out that language in Ordinance No. 2509 could be construed as declaring all ponds to be nuisances and should be re-written. Chris Dolan, attorney for Omniscient Group, LLC, who will be purchasing lot 6 of the Eagle View Development on November 19, 2025 stated that the proposed re-zoning of the development from C-2 to PMI does not suit the need or uses of his client. Referring to a letter received from Planning & Zoning Administrator Vance McKinnon which offered the Special Use

Permit application as a solution, Mr. Dolan proposed 2 alternate solutions: for Council to refuse to re-zone the development or to update the zoning ordinance to allow the special use of the lot. Melissa Duffield, Cedar Rapids and prospective purchaser of Lot 6 Eagle View, stated her qualifications as a volleyball coach and informed City Council that they have taken an oath to uphold the Constitution. She stated she was interested in a positive relationship with the City, going on to say she has initiated a State investigation into the City's re-zoning efforts. Councilor Foley questioned as to why the zoning designation of PMI was not acceptable, as that designation permitted sports practice facilities. Ms Duffield responded that her business would be a rec center which hosted tournaments, which is a permitted use under C-2 zoning, but not PMI. Councilor Foley questioned the parking available at the lot in question, stating it was unsuitable for tournaments, further providing that Council must consider the needs of adjoining tenants in their decision on the re-zoning. Councilor Franzman offered that the sports facility on Robins Rd. in the City of Hiawatha has an arrangement with the neighboring business to allow overflow parking on their premises. Mayor Hinz recommended a meeting between Ms Duffield and City staff to discuss the project. Anne Duffield, Omniscient Group, LLC, addressed Council stating she is looking to purchase the building to accommodate youth sports and would be "2-court practice" or "1-court practice, 1-court game" facility and that tournaments would be their only way to make money. She stated that their research never netted any evidence of the proposed re-zoning. Councilor Foley inquired as to the construction status of the building. Mr. Ricklefs stated that the building is currently a shell, with no floor, HVAC or plumbing installed. Councilor Foley further inquired as to whether Mr. Ricklefs had another lot available which might be more suitable. Mr. Ricklefs replied yes, but that it, too, was zoned PMI.

CONSENT AGENDA: The Consent Agenda, which included approval of the October 20, 2025 City Council Meeting minutes, the list of bills submitted and the following resolutions: **Resolution No. 1125-1 Approving Fiscal Year 2025 Annual Financial Report, Resolution No. 1125-2 Approving Fiscal Year 2025 Street Finance Report, Resolution No. 1125-3 Approving Fiscal Year 2025 Urban Renewal Report, Resolution No. 1125-4 Setting a Public Hearing to Hear Questions and Concerns Related to Fiscal Year 2026 Budget Amendment No. 1, Resolution No. 1125-5 Setting a Public Hearing to Hear Questions and Concerns Related to the Adoption of Ordinance 2508 – Chapter 71, Snow Removal, Resolution No. 1125-6 Approving Community Savings Bank Origination Agreement to Authorize Electronic Payments, Resolution No. 1125-8 Setting a Public Hearing to Hear Questions and Concerns Related to the Adoption of Ordinance No. 2505 – Chapter 165, Zoning** was approved following a motion by Councilor Franzman, seconded by Councilor JD Smith, with all members voting in favor.

NEW BUSINESS: **First Reading of Ordinance 2508, Approving Updated Zoning Map.** Councilor Franzman moved to table the issue, with Councilor Cook seconding. Upon roll-call the votes were as follows: Cary Smith – yes, Franzman – yes, Foley – yes, JD Smith – no, Cook – yes. The motion to table the issue was approved. Mayor Hinz opened a **Public Hearing to hear questions and concerns relating to the re-zoning of certain properties within the City of Robins** at 6:53 p.m. P&Z Administrator McKinnon read a statement describing the City's efforts to re-zone certain properties to better align their current, permitted uses with the zoning designations as described in Chapter 165 of the Robins Municipal Code. Bryce Ricklefs reminded Council that the re-zoning process began in 2019 and that his Developer's Agreement addressed uses not covered under the C-2 designation, which was in place at that time. Ricklefs reported that the 2022 update to Chapter 165 modernized the City's zoning designations and he does not believe it was anyone's intent to cause trouble. He stated that the re-zoning process is a positive for Robins and that Robins has a lot of positives. Attorney Chris Dolan questioned the City's concern regarding tournaments being held on lot 6 Eagle View when the current covenants are robust. He further

stated that re-zoning the development from C-2 to PMI was not necessary. Melissa Duffield stated her belief that the businesses currently in operation in the Eagle View Development were Commercial in nature, not Industrial. Anne Duffield shared that most sports facilities are housed in warehouse districts because of the need for high ceilings and that she currently had several other clubs interested in using the facility. Councilor Foley asked Ms Duffield what her “Plan B” was in case the re-zoning was approved. Ms Duffield replied that they had no alternative plan and that the re-zoning would be catastrophic; that she has 150 athletes waiting to participate in training at the facility and that investigators have found no justification for re-zoning. Councilor Cary Smith asked Ms Duffield how many other similar facilities she has owned. Ms Duffield responded two, but that one was currently in litigation. Councilor JD Smith recommended Ms Duffield call City Hall the following day, speak with the City Clerk and schedule a meeting. Mayor Hinz closed the hearing at 7:08 p.m. **First Reading of Ordinance 2508, Creating Chapter 71 – Snow Removal, of the Robins Municipal Code.** Mayor Hinz described the consolidation of several snow removal ordinances and policies into a single chapter of the Municipal Code. Engineer Scott described an outdated City Council resolution which provided for the City’s clearing of trails which no longer exist and asked Council whether the City should continue to clear some of the City’s sidewalks. If so, those sidewalk locations should be included in the ordinance. Council members agreed that the City should not be responsible for clearing sidewalks which abutted private residences. Councilor JD Smith objected to the 24-hour time limit for residents to have sidewalks cleared of snow, and proposed 36 hours, but the remaining councilors disagreed. Councilor Foley motioned to approve the first reading of the ordinance as written; Councilor Franzman seconded. Upon a roll-call, all votes were aye. **First Reading of Ordinance 2509, amending Chapter 50 – Nuisance Abatement, of the Robins Municipal Code.** At the urging of Mr. Neumeyer, Council debated the wording of section 50.02.4, which could be construed as to declare all ponds as nuisances. City staff agreed to clarify the language of the section for the second reading of the ordinance at a later meeting. Councilor Cary Smith motioned for approval of the first reading; Councilor Cook seconded. Upon roll-call, all votes were aye. **First Reading of Ordinance 2510, Amending Chapter 105 – Solid Waste Control, of the Robins Municipal Code.** Engineer Scott described the Ordinance as providing clearer direction as to the use and placement of commercial dumpsters on residential and commercial properties in the City. Councilor Cook motioned to approve the first reading; Councilor JD Smith seconded. Upon a roll-call, all votes were aye. **First Reading of Ordinance 2511, Amending Chapter 135 – Street Maintenance, of the Robins Municipal Code.** Engineer Scott described the ordinance as providing clarification as to the use and maintenance of City Rights-of-Way, and to carefully define the objects allowable for placement within a right-of way, namely only mailboxes with a break-away design, as provided for in SUDAS regulations. Councilor Franzman motioned to approve the first reading; Councilor JD Smith seconded. Upon a roll-call, all votes were aye. **First Reading of Ordinance 2512, Amending Chapter 69 – Parking, of the Robins Municipal Code.** Engineer Scott described the intent of the ordinance as further clarifying parking requirements within the City. Councilor Foley motioned for approval of the first reading; Councilor JD Smith seconded. Upon roll-call, all votes were aye. **Resolution No. 1125-7 Allocating Remaining FY 2025 Budgetary Funds to the City’s Reserve Funds.** Clerk Goodin described the Resolution as approving the movement of unspent FY25 departmental budgets to those departments’ reserve funds. Councilor Cook motioned for approval; Councilor Foley seconded. Upon roll-call, all votes were aye and the resolution was approved.

OLD BUSINESS: **Resolution No. 1025-11 Adopting a Public Conduct Policy.** Councilor JD Smith objected to speakers at public meetings being limited to three minutes and proposed five minutes instead. Councilor Franzman motioned for approval of the resolution with the proposed change; Councilor JD Smith seconded. Upon roll-call, all votes were aye and the resolution was approved. **Resolution No 1025-12 Adopting a City Council Conduct Policy.** Attorney Corkery stated that it was not uncommon for Councils to adopt such policies. Councilor Foley objected to the policy, stating it gave too many powers to the Mayor. Councilor JD Smith objected to Councilors being required to sign the policy. Councilor Cary Smith motioned to table the resolution to allow for further discussion and research; Councilor Cook seconded. Council voted unanimously to table the issue. **Second Reading of Ordinance 2505,**

Amending Chapter 165 – Zoning, of the Robins Municipal Code. Councilor Franzman motioned to approve the second reading; Councilor JD Smith seconded. Upon a roll-call, all votes were aye.

COUNCIL COMMENTS: Councilor JD Smith commented that in anticipation of the upcoming installation of water meter pits within the City, he would like to request that the City Engineer look at acquiring the property necessary to accommodate this installation.

ADJOURNMENT: The meeting adjourned at 7:39 p.m. following a motion by Councilor JD Smith, seconded by Councilor Franzman. The motion carried unanimously

Chuck Hinz, Mayor

ATTEST:

Lisa Goodin, City Clerk/Treasurer