



**City of Robins, Iowa
City Council Meeting Minutes
March 16, 2026**

The City Council of the City of Robins, Iowa, met in regular session on Monday, March 16, 2026, at Robins City Hall.

Call to Order

Mayor **Chuck Hinz** called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Hinz

Roll Call

Present: Councilors Mike Foley, Cary Smith, Leigh Cook, Bruce Vander Sanden, Leslie Hoyt

Also present: Vance McKinnon, Planning & Zoning Administrator, Kelli Scott, City Engineer, Holly Corkery, City Attorney, Vance McKinnon, Planning & Zoning Administrator; Kelli Scott, City Engineer; Patrick O'Connell, City Attorney; Keith Feldkamp, Fire Chief; Lisa Goodin, City Clerk/Treasurer

Absent: Mike Kortenkamp, Building Official / Superintendent of Public Works; Neal Boeckmann, Fire Code Official / Deputy Superintendent of Public Works; Rhonda Kortenkamp, Deputy City Clerk

Several members of the public were also present.

Approval of Agenda

Motion by Cook, seconded by Foley, to approve the agenda. Motion carried. (5-0)

Citizen Comments – Agenda Items None Heard

Citizen Comments – Non-Agenda Items

Jim Ketchum, 160 Morgan Ct., addressed the Council regarding the recent speed limit change on Tower Terrace Road from 45 mph to 35 mph. He stated that 45 mph is a safer speed for the roadway, noting limited accident history and comparing it to Blairsferry Road. He urged the Council to consider returning the speed limit to 45 mph and to place the item on a future agenda.

Consent Agenda

Approval of the Minutes of the March 2, 2026 Meeting and the List of Bills Submitted

Motion by Cook, seconded by Smith. Roll Call Vote: Cook - aye, Vander Sanden - aye, Smith - aye, Foley - aye, Hoyt - aye. Motion carried (5-0)

New Business

Resolution No. 0326-3

A Resolution Setting a Public Hearing at 6:00 p.m. on April 20th, 2026 to Hear Questions and Concerns Relating to the Fiscal Year 2027 Municipal Budget

Motion by Cook, seconded by Hoyt. Roll Call Vote: Vander Sanden - aye, Cook - aye, Smith - aye, Hoyt - aye, Foley - aye. Motion carried (5-0)

Resolution No. 0326-4

A Resolution Approving and Authorizing Execution of an Engagement Letter with Speer Financial, Inc. for Municipal Advisory Services Related to the Issuance of General Obligation Bonds



Motion by Smith, seconded by Vander Sanden. Roll Call Vote: Cook - aye, Smith - aye, Foley - aye, Hoyt - aye, Vander Sanden - aye. Motion carried (5-0)

Resolution No. 0326-5

A Resolution Approving a Three-Year Tax Abatement for Improvements Made to Property Located at 3040 Eagle View Court Under Ordinance No. 2303 (Robins Urban Revitalization Area)

Motion by Foley, seconded by Hoyt. Roll Call Vote: Vander Sanden - aye, Cook - aye, Foley - aye, Smith - aye, Hoyt - aye. Motion carried (5-0)

Resolution No. 0326-6

A Resolution Approving Updates to the City of Robins Building Permit Fee Tables to Correct Identified Errors

Councilor Foley identified several fees that may be set too low and questioned whether consent is implied upon application for a building permit. City Attorney O’Connell confirmed that consent is granted upon acceptance and payment of permit fees.

Motion by Foley, seconded by Cook, to table the resolution until the April 6, 2026 meeting to allow additional staff review of fee appropriateness. Motion carried. (5-0)

Resolution No. 0326-7

A Resolution Approving the Preliminary and Final Plats of Crestview Acres Sixth Addition to Linn County

Motion by Smith, seconded by Vander Sanden, to amend the resolution by removing the word “dedication.” Motion carried. (5-0)

Motion by Cook, seconded by Foley, to approve the resolution as amended. Roll Call Vote: Hoyt - aye, Smith - aye, Vander Sanden - aye, Cook - aye, Foley - aye. Motion carried (5-0)

Resolution No. 0326-8

A Resolution Setting a Public Hearing at 6:00 p.m. on April 20th, 2026 to Hear Questions and Concerns Relating to Amendment No. 2 to the Fiscal Year 2026 Budget

City Clerk Goodin provided information regarding the proposed amendment, including expenses related to the Robins Landing park land purchase and the Indian Creek sewer upgrade that were budgeted in FY2025 but not expended.

Motion by Cook, seconded by Vander Sanden. Roll Call Vote: Smith - aye, Cook - aye, Vander Sanden - aye, Foley - aye, Hoyt - aye. Motion carried (5-0)

Discussion: FY 2027 Employee Benefits Renewals

City Clerk Goodin reviewed policy renewal documents related to employee health benefits for FY2027.

Motion by Foley, seconded by Cook, directing staff to draft a resolution for consideration at the April 6, 2026 meeting. Motion carried. (5-0)

Old Business

Discussion: Robins Landing Park Purchase Agreement

City Clerk Goodin provided background on the park land purchase and parkland dedication fees. City Engineer Scott discussed the rationale for parkland dedication fees in lieu of land dedication, emphasizing efficiency of larger parks. Scott outlined infrastructure included in the Robins Landing park project, including trail connections, parking, streets, sidewalks, and utilities.



Council discussed developer perspectives, regional practices, long-term park planning, and the need to acquire land in advance of surrounding development. Additional discussion included stormwater detention requirements and benefits of coordinated park development.

No formal action was taken.

Discussion: Amendment No. 3 to Robins Landing Developer's Agreement

Mayor Hinz described ongoing discussions between City staff and the City Attorney's office regarding potential amendments to side yard setback requirements within the Robins Landing development. The Mayor noted that the purpose of the discussion was to determine a legally appropriate path forward that balances development feasibility with compliance with the City's zoning ordinances.

City Attorney O'Connell provided a legal analysis, explaining that a Developer's Agreement cannot be amended in a manner that directly conflicts with existing City ordinances, including zoning regulations. O'Connell stated that while both parties to an agreement may be willing to modify terms, contractual provisions cannot supersede or contradict municipal code. He advised that any change to side yard setbacks would need to be accomplished through a legislative action, such as an amendment to the zoning ordinance, rather than through a Developer's Agreement amendment. O'Connell further explained that one potential option would be to amend the R-3 zoning district regulations to allow reduced setbacks under certain conditions, such as for narrower lots. He suggested that the Council could consider allowing reduced setbacks for garages, while maintaining larger setbacks for primary dwelling structures. Alternatively, the City could consider creation of a Planned Unit Development (PUD), which would require preparation of a master development plan and formal rezoning process.

City Engineer Scott expanded on the planning and policy implications of each approach. She noted that a zoning amendment would apply not only to Robins Landing but also to other areas of the community zoned R-3, including existing developments with unsold lots. Scott cautioned that such a change could have unintended consequences by encouraging developers to seek R-3 zoning in order to take advantage of reduced setback requirements, potentially altering the character of residential development in Robins.

Scott also explained that a PUD would require the developer to initiate a rezoning request potentially at additional cost and time. She emphasized that the zoning ordinance represents the governing law and must be adhered to regardless of private development agreements.

Council members discussed the practical implications of the current setback requirements. Councilor Foley questioned whether mutual agreement between adjacent property owners could allow reduced setbacks; however, staff confirmed that such arrangements would not be permissible outside of the adopted ordinance framework. Councilor Smith inquired about potential negative impacts of changing setback standards, particularly with respect to existing homeowners.

Additional discussion addressed legal limitations on variances. O'Connell advised that variances would likely not be appropriate in this case, as they require demonstration of a specific hardship and must comply with applicable legal standards and court precedents.

Staff and Council also discussed broader policy considerations, including the potential precedent set for future developments, developer expectations, and the importance of maintaining consistency within the City's zoning framework.

Consensus of the Council was to continue evaluating options, including potential zoning amendments, and to obtain additional information before proceeding with any formal action.

No formal action was taken.



Discussion: Fiscal Year 2027 Sewer Rate Re-alignment

City Clerk Goodin reported no new information. Council indicated additional information is needed prior to making a recommendation.

No formal action was taken.

Discussion: Fiscal Year 2027 Budget

City Clerk Goodin reported that Draft 3 of the FY2027 budget has been completed with no major changes. The property tax levy public hearing is scheduled for April 6, 2026, and the budget public hearing is scheduled for April 20, 2026.

No formal action was taken.

Council Comments

Councilor Foley noted that Interim Police Chief Mike Kitsmiller has been assisting with the search for Police Chief candidates.

Adjournment

Motion by Vander Sanden, seconded by Foley, to adjourn the meeting at 7:18 p.m. Motion carried (5-0)

Respectfully submitted,

Lisa Goodin

City Clerk/Treasurer

Chuck Hinz, Mayor

Attest:

Lisa Goodin, City Clerk/Treasurer