TENTATIVE AGENDA

ROBINS CITY COUNCIL

Monday, November 2nd, 2026

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. Mayor's Report
6. Council Reports
7. Engineer's Report
8. Planning & Zoning Administrator Report
9. Robins Economic Development Initiative (REDI)
10. Public Comment – Agenda Items - *This is an opportunity for the public to comment on items listed on the agenda. Council members may listen and respond as part of the discussion, but no action will be taken. Please limit your comments to 5 minutes.*
11. Public Comment – Non-Agenda Items - *This is an opportunity for the public to speak about topics that are not on the agenda. Council members may listen and ask clarifying questions but cannot discuss or respond at this time. The Council may choose to put the topic on a future agenda for discussion. Please limit your comments to 5 minutes.*
12. **CONSENT AGENDA**
    a. Motion to Approve the Minutes of the October 19th and October 26th meetings, the List of Bills Submitted and **Resolution No. 1126-01** Approving a Liquor License and Updated Ownership Information for Casey's General Store
13. **NEW BUSINESS:**
    a. **Public Hearing on Proposed Amendment to the Urban Revitalization Plan for the Robins Urban Revitalization Area**
    b. **Resolution No. 1126-2** Approving Amendment to the Urban Revitalization Plan for the Robins Urban Revitalization Area
    c. **Resolution No. 1126-3** Approving the Tax Increment Financing (TIF) Certification for Fiscal Year 2028
    d. **Resolution No. 1126-4** Approving the Annual Urban Renewal Report for Fiscal Year 2026
    e. Introduction and discussion of **Ordinance No. 2618** An Ordinance Repealing Ordinance No. 0412 Providing for the Division of Taxes Levied on Taxable Property in the Robins Urban Renewal Area
        i. Motion to suspend rule that requires consideration and vote for passage at two council meetings prior to the meeting at which it is to be finally passed. (Requires a second and ¾ vote of entire City Council)
        ii. Motion to finally approve **Ordinance No. 2618** Repealing Ordinance No. 0412 Providing for the Division of Taxes Levied on Taxable Property in the Robins Urban Renewal Area
14. **OLD BUSINESS:**
    a. Second Reading of **Ordinance 2616 –**An Ordinance Amending Chapter 166 – Subdivision Regulations, Section 166.33 "Park and School Reservations" of the Robins Municipal Code, OR possible motion by Council to suspend requirement for second reading of **Ordinance 2616** pursuant to Iowa Code section 380.3 and possible motion for consideration and approval of **Ordinance 2616 -** Amending Chapter 166 – Subdivision Regulations, Section 166.33 "Park and School Reservations" of the Robins Municipal Code
    b. 5-Year Capital Improvement Plan
15. **COUNCIL COMMENTS -** *During this portion of the meeting, Council members may bring forward communications, concerns and reports on various matters. The Council will not discuss, deliberate or take action on these matters at this time, but may include them on the agenda for future meetings.*
16. **MOTION TO ADJOURN MEETING**

Robins
Community Family Friends

To: Mayor & Council **Date:** 10/28/26

From: Kelli Scott, P.E.

CC:

RE: City Engineer's Report

CITY PROJECTS

West Main St Trail and Road Reconstruction

A Public Information Meeting was held October 21st. A short presentation was given with time for questions and answers to follow. Residents were directed to reach out to City Hall if they wanted a one on one meeting scheduled to discuss specific property impacts. Meetings will be scheduled following the 60% plan completion date of November 18th. The tentative schedule for the project is as follows:

- August 2026 – Contract Approval
- August 2026 – Project Kickoff Meeting
- September 2026 - Concept Statement
- September 2026 - City send letters to affected property owners regarding general project information (not a letter regarding property acquisition)
- September 2026 – Design Survey
- October 2026 - Public information meeting
- **November 2026 - DOT Preliminary Plan Submittal**
- November 2026 - Notification to property owners of intent to purchase
- January 2027 - Develop project data book of comparable sales and land values
- March 2027 - Appraisals complete as needed
- March 2027 - Begin acquisition negotiations
- June 2027 - Good faith effort period complete
- June 2027 – NEPA/SHPO Clearance
- July 2027 - Identify any condemnation parcels and schedule hearings as needed
- **August 2027 – DOT Check Plan Submittal**
- **September 2027 - Complete acquisitions negotiations and get signed agreements**
- **September 2027 – DOT Final Plan Submittal**
- October - December 2027 - City send payments for acquisition purchases
- November 2027 - Condemnation hearings as needed
- **December 2027 – DOT Letting**

- December 2027 - April 2028 - City record right-of-way acquisitions with the County
- **April 2028 - Begin construction**

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.

DEVELOPMENTS

Robins Landing Phase I

No Update.

We have had several conversations about potential projects on the industrial and commercial properties. The potential builder is looking for the City to make changes to the zoning ordinances, which will be discussed at the next P&Z meeting.

Completion of Hawkeye Road has been discussed for 2027.

MISCELLANEOUS

GIS Mapping

No Update.

The sanitary sewer information has been entered into GIS. We will be doing some more training with Snyder & Associates on using the program. We have yet to get it set up for our MS4 inspections, but that will be the next step.

Sewer

City staff is working on locating manholes that are either buried, or deep in the timber, so that Kenway can televise the large trunk sewers. If no issues are found, the nexts steps are to perform sump pump inspections for each property in Robins. City Code does require that property owners are required to allow the City inside to inspect. By reducing the amount of water entering the sewer system, the upgrades to the Indian Creek Sewer project could be slowed down, which would delay the financial impact of the project to residents.

Water

No Update.

The previous Cedar Rapids Utilities Director has retired and we met with his replacement a few weeks ago. We have a follow up meeting scheduled for October 29th. We have provided a draft contract to CR for review. We will continue to have conversations with them on current levels of service.

City staff has reviewed the Hiawatha operational services agreement and finds it satisfactory. The draft has been sent to Lynch Dallas for review.

Streets

Snyder & Associates has begun project survey for the overlay projects.

We will have a 28E for this work with Hiawatha on an upcoming agenda.

Bridges

City staff completed sealing the Main Street Bridge deck. We anticipate sealing the Troy Rd and Mentzer Rd bridges in the future.

We will be working on putting together quote packages for the remainder of repairs on the North Mentzer Rd bridge (north side) and the North Try Rd bridge. Work would be completed by July 1, 2027.

Drainage

No Update.

The rain has caused some issues at the South Troy culvert and will need some repairs.

City staff patched some areas along the SE Trunk project in the last few weeks. Letters were mailed to the adjacent property owners notifying them of the work and providing guidance on the DO's and DON'TS to get the grass to establish. City staff will be continuing to water the areas to promote growth.

Ordinance Updates

No Update.

Additional zoning ordinance updates are being reviewed and will be brought to council when ready.

The new Code Compliance Official has identified some needed updates, so we will continue to push out ordinances as they are updated.

CIP

The CIP has been updated to reflect the fund allocations from previous discussions as well as the FY28 allocations discussed at the work session. Based on the current allocations and the anticipated project dates, we project our next bond sale to be around $3.7M, exclusive of fees. This would cover the construction of West Main Street from Tullymore to the CVNT as well as Kings Way from King of Kings Church to Quass Road.

Tower Terrace Road

Snyder & Associates has offered to prepare the next BUILD grant application pro-bono. This would be for the $145M remaining from previously awarded projects. No details are available on when the application would be due, if new applications will be accepted or if they will use previously submitted applications for awards.

Indian Creek and Dry Run Creek Sanitary Sewer

Marion hosted a meeting on October 26th to provide updates on the project. They would like to move forward with selecting an engineer to begin design of Segment 8 for construction to occur in 2028. Ideally they would like to complete Segments 9 & 10 at the same time, which Robins' portion would be approximately $5M. We discussed utilizing and SRF loan to finance the project and Marion said they will set up a meeting with them, and the other jurisdictions, regarding the ability to use SRF on this project. If the 3 segments are not completed at the same time, they would anticipate Segment 9 to occur in 2031/2032 and Segment 10 to be in 2034/2035.

Segment 8 - Robins portion is estimated to be $1,150,000.

Robins estimated costs (2026 dollars) are $12.81 million for the next 5 segments.

Transportation Technical Advisory Committee (TTAC)

No Update.

MPO will need to determine which projects will be deferred or defunded in order to utilize the CPF money for the construction of TTR.

28-E Agreements

No Update.

No additional conversations have been had regarding the 28E for sewer.

No future meetings are currently scheduled.

Zoning Administrator report for October

Our October meeting was another busy meeting, we discussed the possible changes to Ordinance no. 2616 Park and School reservations. These changes were sent to the city council to discuss and possible passage of said ordinance.

The second topic of discussion was the possible changes to the Robins Landing overlay district. Some changes will be made with further discussion to be had at the November P&Z meeting which has been changed to Wednesday November 4th. This change is due to our regular meeting falling on Veterans Day.

Two additional single family dwelling permits have come in to the building department, one in Robins landing and one on Dutch Dr.

CITY OF ROBINS
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, October 14, 2026 – 5:30 P.M.
Robins City Hall

1. CALL TO ORDER
Chairperson Tim O'Hara called the Planning & Zoning Commission meeting to order at 6:00 p.m. on Wednesday, October 14, 2026, at Robins City Hall.

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2. ROLL CALL OF COMMISSION MEMBERS
Roll call was taken. Commission members present were Tim O'Hara, Chairperson; Matt Mitzel, Vice Chairperson; Gary Petersen; AJ Hester; Todd Roberts; Jay Goodin; and CJ McDonald.

Staff present were Vance McKinnon, Zoning Administrator, and Lisa Goodin, City Clerk. Kelli Scott, City Engineer, was absent. Also present were Steve Scott, surveyor for Sandridge Estates, and Ken Paxton, REDI Economic Development Director.

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3. CHAIRPERSON AND ZONING ADMINISTRATOR REPORTS
Vance McKinnon reported that Matt Mitzel and Jay Goodin had agreed to serve on the Comprehensive Plan Steering Committee. The committee was expected to begin meeting in the following month and undertake a year-long process.

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4. APPROVAL OF THE AGENDA
Matt Mitzel moved to approve the agenda, and AJ Hester seconded the motion. Motion carried on a roll-call vote of 7-0.

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5. APPROVAL OF THE JULY 8, 2026 MEETING MINUTES
Jay Goodin moved to approve the September 9, 2026 meeting minutes, and Todd Roberts seconded the motion. Motion carried on a roll-call vote of 7-0.

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6. Resolution No. 2026-7 – Approving Sandridge Estates Second Addition Final Plat
Steve Scott, surveyor for Sandridge Estates, addressed the Commission and explained that the final plat would re-plat four lots—Lots 8, 9, 10, and 11—into three larger lots identified as Lots 8, 10, and 11.

Matt Mitzel asked whether there would be any changes to the drainage easement; the response was no. Jay Goodin asked whether there were any major changes, and the response was no. Goodin also asked whether Lot 12 was included in the final plat. It was explained that Lot 12 was a remnant of the First Addition.

Todd Roberts moved to approve Resolution No. 2026-7, and CJ McDonald seconded the motion. Motion carried on a roll-call vote of 7-0.

7. Resolution No. 2026-8 – Recommending Approval of Ordinance 2616
The Commission considered Resolution No. 2026-8, recommending approval to the City Council of an ordinance amending Chapter 166, Subdivision Regulations, Section 33, Park and School Reservations, of the Robins Municipal Code.
Matt Mitzel asked about the principal change. Lisa Goodin and Vance McKinnon explained that the updated language provides calculations for determining a fee in lieu of land dedication. It was noted that the numbering in the ordinance

needed correction. Gary Petersen asked whether the current ordinance established a fee for parkland dedication. Staff explained that the existing ordinance provided the option of a fee but did not include the calculations. The Commission reviewed the current ordinance for comparison.

Mitzel commented on the fairness of the proposed fee structure. Jay Goodin asked who at the City would approve payment of a fee in lieu of land dedication; it was explained that City staff and the Planning & Zoning Commission would do so as provided in the ordinance. CJ McDonald interpreted the ordinance as establishing land dedication as the default, with a fee in lieu as an option. McKinnon identified the "Determination of Fees in Lieu of Dedication Criteria" section.

Petersen noted that the Comprehensive Plan could identify areas suitable for parkland. Jay Goodin emphasized that the City should retain the final decision on whether land dedication or a fee would be required, and McDonald stated that the ordinance appeared to provide for that. Mitzel asked whether the 20,000-square-foot minimum parkland requirement could be prohibitive to development. Jay Goodin referred the Commission to the "Exemptions and Credits" section.

CJ McDonald moved to approve Resolution No. 2026-8, and Jay Goodin seconded the motion. The motion was approved by a 7–0 roll-call vote, with all seven Commission members voting aye.

8. Resolution No. 2026-9 – Recommending Approval of Ordinance 2617
The Commission considered Resolution No. 2026-9, recommending approval to the City Council of an ordinance amending Chapter 166, Subdivision Regulations, Section 34, Landscaping, of the Robins Municipal Code.

Jay Goodin asked for background on the ordinance and the reasons for the proposed changes. Vance McKinnon and Lisa Goodin explained that the changes were intended to clean up and clarify the language. Todd Roberts asked what constituted a "large shrub." Tim O'Hara indicated he was not opposed to tabling the matter so questions could be answered by City Engineer Kelli Scott. Jay Goodin requested that the resolution be tabled to obtain additional context.

Jay Goodin moved to table Resolution No. 2026-9, and CJ McDonald seconded the motion. The motion to table was approved by a 7–0 roll-call vote, with all seven Commission members voting aye.

9. Discussion of Possible Amendments to the Robins Landing Overlay District
The Commission discussed requests from developers concerning possible amendments to the Robins Landing Overlay District.

Robins Landing C-1 requests. The Commission was generally receptive to allowing drive-through facilities and loading docks for grocery stores. Gary Petersen recommended flexibility for both requests. Regarding a possible reduction of the minimum green-space requirement below 20 percent, Jay Goodin said he could support considering a reduction on a site-specific basis but was not comfortable changing the requirement for all C-1 properties. Todd Roberts did not recall the issue having been brought to the Commission previously. Petersen noted that the developer had not requested a specific reduction and therefore did not support changing the requirement without a more specific proposal. On the request to allow taller buildings for multifamily housing, Petersen stated that he did not believe buildings taller than three stories were needed. McKinnon summarized the Commission's general position as favorable to the first two requests, but not the third and fourth.

Robins Landing PLI requests. McKinnon reported that the developer objected to the masonry requirement in the Robins Landing Overlay District. Jay Goodin did not consider the existing requirement overly burdensome and stated that a

precast masonry veneer should be feasible for pre-engineered steel buildings. He suggested adding language requiring at least 50 percent of the building's front face to consist of a natural-looking material and expressed opposition to tilt-up concrete panels as an option. McKinnon stated that the 50 percent requirement should be exclusive of glass. O'Hara suggested including language describing the desired appearance of buildings. Petersen encouraged flexibility regarding exterior cladding, noted that he felt buildings on the south side of Tower Terrace Road were attractive, and raised concerns about maintenance of exterior brick cladding. Roberts asked staff to review Hiawatha's cladding requirements and consider similar language. Jay Goodin said the existing language was acceptable and suggested adding metal panel systems to the ordinance.

Regarding a request to add principal uses to the PLI district, Petersen observed that the developer had not made specific requests and that vague requests made ordinance changes difficult to evaluate. McKinnon stated that the developer was willing to attend the next meeting to discuss the matter.

10. Reschedule November Meeting
The Commission agreed to move the November meeting to November 4, 2026, at 5:30 p.m.

ADJOURNMENT
Todd Roberts moved to adjourn the meeting, and Jay Goodin seconded the motion. The motion was approved 7–0. The meeting adjourned at 6:58 p.m.

Respectfully submitted,
Lisa Goodin
City Clerk/Treasurer

These minutes are subject to review and approval by the Planning & Zoning Commission.

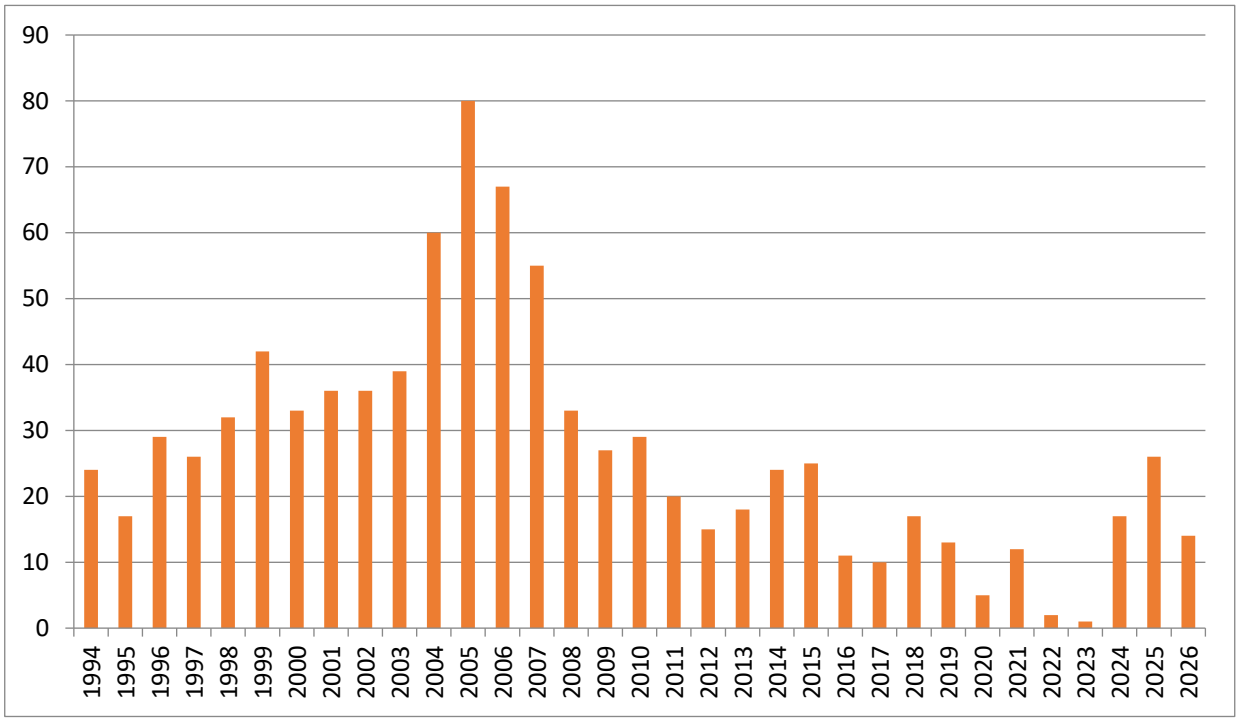
Timothy M. O'Hara, Chairperson

Vance McKinnon, III, Zoning Administrator

Planning and Zoning

Building permits for October

2026 Permits Issued	
January	0
February	1
March	3
April	1
May	1
June	3
July	1
August	4
September	0
October	1
November	
December	
Total	15



10/20/2026	(R) New Building Permit	26-000296	(R) New Single-Family Home w/Finished Basement	550 Trailside Ct

Robins Economic Development Initiative

REDI Monthly Council Report

Director Summary October 1- October 30, 2026

-A proposed agenda for the REDI Community Open House was distributed and discussed at the monthly board meeting. The Open House will be held Thursday, March 4, 2027, from 4:00 pm until 5:30 pm. Kent Backen has offered one of his new retail buildings in Robins Square as the site. The meeting will focus on introducing the REDI Board and our projects to the community, local businesses, and developers in the area. There will be refreshments provided and a questions and answer session at the end of the program.

-A second REDI meeting will be held in October 2027. This will be the first annual meeting designed to promote Robins to regional economic development, state and local government officials, businesses, developers, and organizations such as Iowa Economic Development and Iowa Workforce Development.

- REDI has begun developing a membership program to expand membership and provide additional funding for projects. The goal is to get local businesses and developers more involved in REDI projects and help establish future direction. A proposal for the membership program was distributed to the REDI Board members for review. The program will be discussed at the November meeting.

- Director Paxton attended the October Planning & Zoning Meeting. At that meeting potential changes to City ordinances and regulations were discussed based on a list of suggested changes submitted by Tim Wilson. The intent was to provide feedback for development of the Robins Landing retail project and the industrial land along Tower Terrace Road. Any changes will also affect future development in Robins. Multiple options were discussed and recommendations for potential changes were made. The proposed changes will be presented to Tim Wilson at the November 4 P&Z meeting.

-Director Paxton held a follow-up meeting with Tim Wilson and his staff to go over the information from the P&Z meeting and help prepare them for the November meeting.

-Director Paxton held a meeting with Kent Backen on September 29 to get an update on his project. Construction is on schedule despite the heavy rain. He hopes to have the first buildings finished early in 2027. He will provide one of his retail buildings for the REDI Community Open House in March. Several businesses have shown an interest in his Robins Square location.

-Director Paxton held a joint meeting with MEDCO and HEDCO on October1. We reviewed our current projects and discussed possible future joint efforts, such as a group presentation to the Cedar Rapids Economic Alliance. The joint meetings will continue every two or three months.

-Director Paxton met with Kirk Hayden on October 14 to discuss future project options to promote on social media. Also discussed the promotional plan for the REDI Community Open House. Kirk put together the initial agenda for the meeting.

Robins Economic
Development Initiative

-REDI continues to generate regular social media information releases to highlight what is going on in Robins. The response rate and viewership continue to increase. The new concepts and informational releases, designed by Kirk Hayden, are also being sent to area businesses to attract future growth.

-Lisa and Kelli continue working on options for a possible TIF Program for Robins. REDI will provide any support needed to develop a proposal that can be presented to the city.

-A list of business-related questions was developed and submitted to the city for inclusion in the upcoming community survey. Director Paxton will be attending the East Central Iowa COG organizational meeting (in early November).

-Director Paxton held meetings with businesses that may have an interest in locating in the Robins Landing and Robins Square projects. REDI is helping find businesses for both retail sites.

-Director Paxton held a meeting with Terracon for September 30. Terracon is a contractor that helps recruit new businesses to development sites. There will be a follow-up meeting between Terracon and Tim Wilson in early November.

-Director Paxton will attend the Cedar Rapids Economic Alliance Legislative Launch event on December 10 at Kirkwood. REDI has also committed to be a part of the 2027 Legislative Launch Brochure.

-The Economic Alliance is also organizing a day at the Capital on February 2.

City of Robins
City Council Meeting Minutes
Monday, October 19, 2026
Robins City Hall
Unofficial Meeting Minutes Until Approved by Council

CALL THE MEETING TO ORDER

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

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ROLL CALL

Present: Mayor Chuck Hinz and Council Members Mike Foley, Cary Smith, Bruce Vander Sanden, and Leslie Hoyt.
Absent: Council Member Leigh Cook.

Staff present were Lisa Goodin, City Clerk/Treasurer; Rhonda Kortenkamp, Deputy City Clerk; Amanda Maher, Accounting Clerk; Adam Cirkl, Police Chief; Keith Feldkamp, Fire Chief; Neal Boeckmann, Fire Code Official / Deputy Superintendent of Public Works; Kelli Scott, City Engineer; and Vance McKinnon, Planning & Zoning Administrator. Mike Kortenkamp, Building Official / Superintendent of Public Works, and City Attorney Doug Herman were absent. Heather Morris, Realtor for Sandridge Estates, was also in attendance.

APPROVAL OF THE AGENDA

Council Member Mike Foley moved to approve the agenda, and Council Member Leslie Hoyt seconded the motion. The motion was approved 4-0, with four ayes, no nays and one Council member absent.

PUBLIC COMMENT – AGENDA ITEMS

No public comments were heard on agenda items.

PUBLIC COMMENT – NON-AGENDA ITEMS

Joe Suchan of Morrison Drive addressed the Council regarding stormwater runoff. He stated that after his neighbor installed sod, runoff continued onto his property, and he also expressed concern that street stormwater was being directed to drain improperly. Mr. Suchan also objected to the recent sewer rate increase, stating that the flat sewer rate was unfair to households of one or two people.

CONSENT AGENDA

Council Member Cary Smith moved to approve the October 5, 2026 meeting minutes and the list of bills submitted. Council Member Leslie Hoyt seconded the motion. The motion was approved 4-0. Council Members Bruce Vander Sanden, Mike Foley, Leslie Hoyt, and Cary Smith voted aye; no nays were recorded; Council Member Leigh Cook was absent.

NEW BUSINESS

Resolution No. 1026-3 – Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Robins Urban Revitalization Area

Council Member Bruce Vander Sanden moved to approve Resolution No. 1026-3, and Council Member Mike Foley seconded the motion. The resolution passed 4-0. Council Members Leslie Hoyt, Cary Smith, Mike Foley, and Bruce Vander Sanden voted aye; no nays were recorded; Council Member Leigh Cook was absent.

Resolution No. 1026-4 – Approving the Final Plat for Sandridge Estates 2nd Addition

Council Member Mike Foley moved to approve Resolution No. 1026-4, and Council Member Leslie Hoyt seconded the motion. The resolution was approved 4-0. Council Members Cary Smith, Leslie Hoyt, Bruce Vander Sanden, and Mike Foley voted aye; no nays were recorded; Council Member Leigh Cook was absent. No discussion was recorded in the meeting notes.

Resolution No. 1026-5 – Memorandum of Agreement with the Robins Firefighters Association for Installation of a Firefighter Memorial and Landscaping Updates at the Hoppe Safety Center

Fire Chief Keith Feldkamp provided background on the project. Council Member Mike Foley stated that the project was being funded entirely by the Robins Firefighters Association and that landscaping along the east-facing side of the building would also be updated. Mayor Hinz asked about the anticipated start date. Chief Feldkamp stated that the schedule would depend on the landscaping contractor, with work hoped to begin in the fall or, at the latest, in the spring. He added that the planned sidewalk replacement would not interfere with the project.

Council Member Mike Foley moved to approve Resolution No. 1026-5, and Council Member Cary Smith seconded the motion. The resolution was approved 4-0. Council Members Leslie Hoyt, Cary Smith, Bruce Vander Sanden, and Mike Foley voted aye; no nays were recorded; Council Member Leigh Cook was absent.

First Reading – Ordinance No. 2616 – Amending Chapter 166, Subdivision Regulations, Section 166.33, "Park and School Reservations"

City Engineer Kelli Scott provided background on the proposed ordinance, explaining that it would allow developers to dedicate parkland within their developments or pay a fee in lieu of land dedication. In response to questions from Council Member Mike Foley, Ms. Scott stated that similar fee schedules were used by some Iowa cities outside the metro area. Council Member Bruce Vander Sanden asked whether the ordinance would give the City greater control over land dedication; Ms. Scott said it would allow consideration of location, access, and available infrastructure.

Ms. Scott explained that the existing ordinance had been in place for a long time, but the proposed fee valuation structure was new and intended to reduce potential disputes over land value. Mayor Hinz supported use of a valuation formula as a fairer and more equitable approach. Planning & Zoning Administrator Vance McKinnon noted that developers had spoken positively about the attractiveness of parks at the Planning & Zoning roundtable. Ms. Scott stated that staff, the Planning & Zoning Commission, and ultimately the Council at final plat approval would have a role in determining whether land dedication or a fee would be used.

Council Member Foley expressed concern that the fee option could create additional obstacles for developers and said he would prefer to table the matter until developer feedback could be obtained. Mayor Hinz noted that three readings would be required and recommended approving the first reading while asking the Planning & Zoning Commission to conduct additional research. Ms. Scott invited Heather Morris, a realtor for Sandridge Estates, to comment. Ms. Morris asked whether Council Member Foley's concern involved determining fair market value; he confirmed that it was one concern. Council Member Hoyt also saw the potential for an obstacle. City Clerk/Treasurer Lisa Goodin clarified the intent and funding of park enhancements.

Ms. Morris stated that comprehensive plans designating areas as parkland could constrain developers when designing subdivisions and expressed concern about fair-market-value calculations. In response to Council Member Cary Smith's question about the legality of the current ordinance, Ms. Scott explained that the current ordinance required a fee in lieu of dedication, which was not legal, and that the proposed amendment would offer either dedication or a fee. Ms. Scott confirmed that the amendment would clarify the options and address the issue.

Council Member Leslie Hoyt moved to approve the first reading of Ordinance No. 2616, and Council Member Cary Smith seconded the motion. The first reading was approved 4-0. Council Members Cary Smith, Mike Foley, Leslie Hoyt, and Bruce Vander Sanden voted aye; no nays were recorded; Council Member Leigh Cook was absent.

OLD BUSINESS

No old business was listed

COUNCIL COMMENTS

Council Member Mike Foley raised a question regarding the purchasing policy and stated that the policy should be applied consistently. City Clerk/Treasurer Goodin said she would email the policy to Council members and staff

following the meeting. Council Member Foley also expressed concern that the City Attorney was not present. Mayor Hinz explained that City Attorney Doug Herman had informed the City Clerk that he was traveling back to Iowa and was required to be present in another city. Because the agenda was straightforward, the Mayor had determined that the attorney's attendance was not necessary.

SHORT RECESS

The Council recessed at 6:49 p.m. and reconvened at 6:56 p.m.

COUNCIL WORK SESSION

The Council discussed the City Council Code of Procedures and City Council Code of Ethics and Conduct.

Council Member Mike Foley stated that he did not believe the Mayor should have authority to set the agenda in a way that would allow an item requested by a Council member to be removed. Council Member Bruce Vander Sanden agreed. Ms. Goodin proposed language providing that, if two or more Council members agreed an item should be placed on the agenda, the City Clerk would be notified and supporting documents provided by noon on the Monday before the Council meeting; without supporting documents, the item would be added for discussion only.

Council Member Leslie Hoyt suggested clarifying that Council members were not responsible for operational research, funding applications, or similar work that should be handled by staff. Mayor Hinz suggested that forming committees could address the issue. Council Member Cary Smith recommended tabling the policies until the next work session due to time constraints.

Ms. Goodin provided information about Urban Revitalization and Urban Renewal and described upcoming projects that would be eligible for tax increment financing (TIF). Ms. Goodin and City Engineer Kelli Scott reviewed the draft Capital Improvement Plan (CIP) for the General Fund, identifying approximately $500,000 in the FY2028 General Fund budget that could be available for CIP items. Parks and Fire were identified as two departments forecast to face shortfalls in CIP allocations in FY2028.

MOTION TO ADJOURN MEETING

Council Member Leslie Hoyt moved to adjourn, and Council Member Cary Smith seconded the motion. The motion passed with four ayes and no nays recorded (4-0). The meeting adjourned at 8:11 p.m.

Respectfully submitted,
Lisa Goodin
City Clerk/Treasurer

Chuck Hinz, Mayor

Attest:

Lisa Goodin, City Clerk/Treasurer

City of Robins
City Council Meeting Minutes
Monday, October 26, 2026
Robins City Hall
Unofficial Meeting Minutes Until Approved by Council

CALL THE MEETING TO ORDER

Mayor Chuck Hinz called the meeting to order at 5:00 p.m. and led the Pledge of Allegiance

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ROLL CALL

Present: Council Members Leslie Hoyt, Bruce Vander Sanden, Cary Smith, Mike Foley, and Leigh Cook. Absent: None.

Staff present were Lisa Goodin, City Clerk/Treasurer; Rhonda Kortenkamp, Deputy City Clerk; Mike Kortenkamp, Building Official/Superintendent of Public Works; Adam Cirkl, Police Chief; Keith Feldkamp, Fire Chief; Kelli Scott, City Engineer; and Amanda Maher, Accounting Clerk. Neal Boeckmann, Fire Code Official / Deputy Superintendent of Public Works, was absent.

APPROVAL OF THE AGENDA

Motion by Council Member Mike Foley, seconded by Council Member Leslie Hoyt, to approve the agenda. The motion carried unanimously, 5–0.

PUBLIC COMMENT – AGENDA ITEMS

No public comments were heard on agenda items.

PUBLIC COMMENT – NON-AGENDA ITEMS

John Lamb addressed the Council regarding his concerns about the safety of Cedar Valley Nature Trail crossings in Robins. He shared his experience with the crossing at Robins Road, his subsequent research into crossing safety, and his local advocacy efforts to improve trail safety in the Robins area. Mayor Hinz responded that elected officials and City staff had received Mr. Lamb's email and that the City Engineer was researching the issue and would respond within the next couple of weeks.

NEW BUSINESS

Resolution No. 1026-6 – A Resolution of Condolence

Mike Foley addressed the Council, thanked members for their support, and provided an update regarding funeral arrangements for his daughter.

Motion by Council Member Leigh Cook, seconded by Council Member Cary Smith, to approve Resolution No. 1026-6, A Resolution of Condolence. The motion carried unanimously, with all five Council Members voting aye: Mike Foley, Bruce Vander Sanden, Leigh Cook, Cary Smith, and Leslie Hoyt.

WORK SESSION – 5-Year Capital Improvement Plan

Kelli Scott, Amanda Maher, and Lisa Goodin presented two Capital Improvement Plan (CIP) scenarios. Council Members and staff discussed options concerning the City's future finances. The discussion concluded with an allocation of approximately $500,000 in FY2028 funds to various projects and purchases.

The following follow-up items were identified:

Lisa Goodin will provide an accounting of current bonds and the effect of each bond on property taxes.

Lisa Goodin, Amanda Maher, and Kelli Scott will prepare an updated CIP spreadsheet for the November 2nd Regular City Council Meeting and will continue work to improve the current CIP format.

Lisa Goodin will provide details on the levies available to the City, including the Capital Improvements Levy and Emergency Services Levy.

Lisa Goodin, Kelli Scott and Amanda Maher will provide details on available revenue streams, including Hotel/Motel Tax and franchise fees.

MOTION TO ADJOURN MEETING

Motion by Council Member Mike Foley, seconded by Council Member Bruce Vander Sanden, to adjourn. The motion carried unanimously, 5–0. The meeting adjourned at 6:28 p.m.

Respectfully submitted,
Lisa Goodin
City Clerk/Treasurer

Chuck Hinz, Mayor

Attest:

Lisa Goodin, City Clerk/Treasurer

Robins, IA

Expense Approval Report
By Fund

Payment Dates 10/20/2026 - 11/2/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND					
IPERS	INV0000601	10/01/2026	Monthly IPERS	001-2123-000	124.03
IPERS	INV0000602	10/01/2026	Monthly IPERS	001-2123-000	659.60
IPERS	INV0000603	10/01/2026	Monthly IPERS	001-2123-000	1,430.90
IPERS	INV0000611	10/01/2026	Monthly IPERS	001-2123-000	160.63
IPERS	INV0000612	10/01/2026	Monthly IPERS	001-2123-000	2,000.74
IPERS	INV0000613	10/01/2026	Monthly IPERS	001-2123-000	2,863.45
IPERS	INV0000620	10/01/2026	Monthly IPERS	001-2123-000	1,094.17
IPERS	INV0000621	10/01/2026	Monthly IPERS	001-2123-000	66.07
IPERS	INV0000646	10/15/2026	Monthly IPERS	001-2123-000	663.18
IPERS	INV0000647	10/15/2026	Monthly IPERS	001-2123-000	1,308.57
TREASURER STATE OF IOWA	INV0000667	11/02/2026	GITH Placement-Check 30242	001-2600-000	138.89
TREASURER STATE OF IOWA	INV0000667	11/02/2026	GITH Placement-Check 29196	001-2600-000	36.52
TREASURER STATE OF IOWA	INV0000667	11/02/2026	GITH Placement-Check 28201	001-2600-000	27.39
TREASURER STATE OF IOWA	INV0000667	11/02/2026	GITH Placement-Check 29474	001-2600-000	24.54
TREASURER STATE OF IOWA	INV0000667	11/02/2026	GITH Placement-Check 32248	001-2600-000	14.50
					10,613.18
Department: 110 - POLICE DEPT					
T-MOBILE	222911377-5-2	11/02/2026	Cell Phone Services-C Dralle	001-110-6373-000	47.24
T-MOBILE	222911377-6-2	11/02/2026	Cell Phone Services-C Dralle	001-110-6373-000	50.32
PATRICK A. BRADY	002-2	11/02/2026	Body Cam Footage Archival	001-110-6419-000	1,225.00
IOWA LAW ENFORCEMENT A...	334897	11/02/2026	Training-HazMat McVey	001-110-6230-000	25.00
IOWA LAW ENFORCEMENT A...	334923	11/02/2026	Training-McVey-De-Escalation...	001-110-6230-000	25.00
IOWA LAW ENFORCEMENT A...	334946	11/02/2026	Training-McVey-Behavioral H...	001-110-6230-000	25.00
IOWA LAW ENFORCEMENT A...	334967	11/02/2026	Training-Blood Borne Pathoge...	001-110-6230-000	50.00
WEX BANK	115813353-2	11/02/2026	2017 Ford Explorer	001-110-6331-000	488.74
WEX BANK	115813353-2	11/02/2026	2023 Ford Explorer	001-110-6331-000	317.62
WEX BANK	115813353-2	11/02/2026	2020 Ford Explorer	001-110-6331-000	226.65
MID-AMERICAN ENERGY	INV0000657	11/02/2026	Public Safety-Police	001-110-6371-000	28.63
ALLIANT ENERGY	INV0000660	11/02/2026	225 2nd St-Safety Center-PD	001-110-6371-000	263.69
AXON ENTERPRISE INC.	INUS491963	11/02/2026	Training-Humphrey-Taser	001-110-6230-000	895.00
USA COMMUNICATIONS	10263497	11/02/2026	Phone Service-Voice	001-110-6373-000	1.00
				Department 110 - POLICE DEPT Total:	**3,668.89**
Department: 150 - FIRE DEPARTMENT					
WEX BANK	115813353	11/02/2026	Unit 365	001-150-6331-000	109.78
WEX BANK	115813353	11/02/2026	Unit 361	001-150-6331-000	40.76
WEX BANK	115813353	11/02/2026	Unit 360	001-150-6331-000	64.00
WEX BANK	115813353	11/02/2026	Unit 369	001-150-6331-000	80.74
MID-AMERICAN ENERGY	INV0000656	11/02/2026	Public Safety-Fire	001-150-6371-000	28.64
ALINDSEY KRAMER	INV0000655	11/02/2026	Reimbursement-Conference ...	001-150-6231-000	18.00
ALINDSEY KRAMER	INV0000655	11/02/2026	Reimbursement-IEMSA Conf ...	001-150-6231-000	320.00
ALLIANT ENERGY	INV0000661	11/02/2026	225 2nd St-Safety Center-FD	001-150-6371-000	263.69
				Department 150 - FIRE DEPARTMENT Total:	**925.61**
Department: 170 - BUILDING INSPECTIONS					
T-MOBILE	222911377-5	11/02/2026	Cell Phone Services-M Korten...	001-170-6373-000	30.57
T-MOBILE	222911377-6	11/02/2026	Cell Phone Services-M Korten...	001-170-6373-000	31.07
WEX BANK	115813353-3	11/02/2026	17 Ford Escape	001-170-6331-000	82.40
				Department 170 - BUILDING INSPECTIONS Total:	**144.04**
Department: 210 - ROADS, BRIDGES & SIDEWALKS					
JOHN DEERE CREDIT	6360423	11/02/2026	Bulk Midwest	001-210-6320-000	2.72
JOHN DEERE CREDIT	6360423	11/02/2026	Bolts, nut, washer Gr2	001-210-6320-000	0.15
JOHN DEERE CREDIT	6360423	11/02/2026	Bulk Midwest	001-210-6320-000	2.44
RUSSO OUTDOOR POWER PL...	SPI21830928	11/02/2026	Spool Insert	001-210-6320-000	35.97

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
RUSSO OUTDOOR POWER PL...	SPI21830928	11/02/2026	Base Cover Black	001-210-6320-000	59.96
			Department 210 - ROADS, BRIDGES & SIDEWALKS Total:		**101.24**
Department: 430 - PARKS					
JOHN DEERE CREDIT	6351600-2	11/02/2026	4 Pines gallon cleaner	001-430-6310-000	8.99
MENARDS	3224-2	11/02/2026	40ct 55g contractor bags	001-430-6310-000	98.94
ALLIANT ENERGY	INV0000663	11/02/2026	700 S Troy Rd Park	001-430-6371-000	200.48
ALLIANT ENERGY	INV0000663	11/02/2026	1555 E Knoll Park	001-430-6371-000	106.12
EVER-GREEN LANDSCAPE	71568	11/02/2026	Topsoil-2cu yards	001-430-6320-000	100.00
RUSSO OUTDOOR POWER PL...	PSI20116832	11/02/2026	Sharpen 4 blades	001-430-6320-000	40.00
RUSSO OUTDOOR POWER PL...	SPI21841009	11/02/2026	Scag mower blades	001-430-6320-000	33.98
			Department 430 - PARKS Total:		**588.51**
Department: 510 - COMMUNITY BEAUTIFICATION					
DISPLAY SALES	INV12157	11/02/2026	Custom Pole Banners 30x60" ...	001-510-6399-000	2,353.00
DISPLAY SALES	INV12157	11/02/2026	Setup fee for banner designs	001-510-6399-000	60.00
			Department 510 - COMMUNITY BEAUTIFICATION Total:		**2,413.00**
Department: 610 - MAYOR & COUNCIL					
LEIGH COOK	INV0000653	11/02/2026	Reimbursement - Training Lea...	001-610-6230-000	133.40
			Department 610 - MAYOR & COUNCIL Total:		**133.40**
Department: 620 - CLERK/TREASURER & FINANCIAL ADMINISTRATION					
READ PHOTOGRAPHY	13696	11/02/2026	Business Portrait-Maher	001-620-6507-000	85.00
CORRIDOR METROPOLITAN P...	INV0000654	11/02/2026	FY27 Dues	001-620-6499-000	2,742.74
METRO STUDIOS	57403	11/02/2026	Web Hosting/Main. Fees- Oct...	001-620-6419-000	169.95
USA COMMUNICATIONS	10266776	11/02/2026	Phone Service-Voice	001-620-6373-000	21.00
ACCEL GROUP	FY27-PYMT4	11/02/2026	Municipal Insurance	001-620-6408-000	11,223.59
			Department 620 - CLERK/TREASURER & FINANCIAL ADMINISTRATION Total:		**14,242.28**
Department: 640 - LEGAL SERVICES & ENGINEERING SERVICES					
LYNCH DALLAS PC	230669	11/02/2026	Legal Services	001-640-6411-000	3,578.80
SNYDER & ASSOCIATES	122.0144080-40	11/02/2026	Robins Landing-N phase revie...	001-640-6406-000	1,182.50
SNYDER & ASSOCIATES	122.0144080-40	11/02/2026	Robins Landing-S phase review..	001-640-6406-000	1,500.63
DORSEY & WHITNEY LLP	4228218	11/02/2026	Urban Renewal Plan Amendm...	001-640-6411-000	6,029.50
			Department 640 - LEGAL SERVICES & ENGINEERING SERVICES Total:		**12,291.43**
Department: 650 - CITY HALL & GENERAL BUILDINGS					
JOHN DEERE CREDIT	6351600	11/02/2026	3/16 quick link	001-650-6310-000	4.47
JOHN DEERE CREDIT	6351600	11/02/2026	Welded ring 1"	001-650-6310-000	2.78
JOHN DEERE CREDIT	6351600	11/02/2026	3/16 wire rope clip	001-650-6310-000	2.37
MID-AMERICAN ENERGY	INV0000658	11/02/2026	Church	001-650-6371-000	20.99
MID-AMERICAN ENERGY	INV0000658	11/02/2026	Town Hall	001-650-6371-000	19.86
MENARDS	3224	11/02/2026	Jonny Fresh with bleach 24oz	001-650-6310-000	9.36
ALLIANT ENERGY	INV0000662	11/02/2026	205 2nd St	001-650-6371-000	28.05
ALLIANT ENERGY	INV0000662	11/02/2026	Robins Community Center (Hal..	001-650-6371-000	291.88
			Department 650 - CITY HALL & GENERAL BUILDINGS Total:		**379.76**
			Fund 001 - GENERAL FUND Total:		**45,501.34**
Fund: 110 - ROAD USE TAX					
IPERS	INV0000601	10/01/2026	Monthly IPERS	110-2123-000	111.33
IPERS	INV0000603	10/01/2026	Monthly IPERS	110-2123-000	418.24
IPERS	INV0000613	10/01/2026	Monthly IPERS	110-2123-000	1,459.30
IPERS	INV0000647	10/15/2026	Monthly IPERS	110-2123-000	530.90
					2,519.77
Department: 210 - ROADS, BRIDGES & SIDEWALKS					
T-MOBILE	222911377-5	11/02/2026	Cell Phone Services-K Potts	110-210-6373-000	30.57
NIPPON SANSO MATHESON I...	0033824936	11/02/2026	Compressed Gas - Carbon Diox..	110-210-6417-000	66.00
T-MOBILE	222911377-6	11/02/2026	Cell Phone Services-K Potts	110-210-6373-000	31.07
JOHN DEERE CREDIT	6355280	11/02/2026	Disposable black gloves 100pk	110-210-6417-000	5.99
JOHN DEERE CREDIT	6355280	11/02/2026	1 1/4 OD x 1 ID vinyl tubing	110-210-6417-000	4.38
JOHN DEERE CREDIT	6355280	11/02/2026	No. 12 Hose Clamp	110-210-6417-000	2.49
JOHN DEERE CREDIT	6355284	11/02/2026	Die cast for 3/4" bung faucet	110-210-6417-000	15.99
JOHN DEERE CREDIT	6356956	11/02/2026	Ever dot jersey gloves	110-210-6417-000	8.07

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
JOHN DEERE CREDIT	6356956	11/02/2026	Ever Goat Premium Black Glo...	110-210-6417-000	16.19
JOHN DEERE CREDIT	6356956	11/02/2026	Harvest king sprayer	110-210-6417-000	69.98
JOHN DEERE CREDIT	6356956	11/02/2026	Ever knit gloves	110-210-6417-000	3.59
ADVANCED TRAFFIC CONTROL	5297	11/02/2026	Flaggers 7am-4:15pm	110-210-6417-000	1,530.00
ADVANCED TRAFFIC CONTROL	5297	11/02/2026	Closure with detour, special si...	110-210-6417-000	3,500.00
WEX BANK	115813353-3	11/02/2026	2022 Ford F550 Street Truck	110-210-6331-000	249.99
WEX BANK	115813353-3	11/02/2026	03 Ford F375	110-210-6331-000	117.93
WEX BANK	115813353-3	11/02/2026	19 Ford F550	110-210-6331-000	281.46
MID-AMERICAN ENERGY	INV0000659	11/02/2026	Streets Building	110-210-6371-000	19.29
MENARDS	3224-2	11/02/2026	Menards Rebate	110-210-6417-000	-16.28
MENARDS	3224-2	11/02/2026	Akonaflex Pro	110-210-6417-000	53.94
MENARDS	3224-2	11/02/2026	48" driveway marker	110-210-6417-000	39.80
MENARDS	3224-2	11/02/2026	Akonaseal	110-210-6417-000	15.96
ALLIANT ENERGY	INV0000663	11/02/2026	200 Maxfield New Shop	110-210-6371-000	38.80
ALLIANT ENERGY	INV0000663	11/02/2026	200 Maxfield Public Works	110-210-6371-000	110.63
ALLIANT ENERGY	INV0000663	11/02/2026	145 E Main St	110-210-6371-000	23.47
CJ COOPER & ASSOCIATES	319691	11/02/2026	ANNUAL ADMIN FEE FOR 2027	110-210-6199-000	150.00
				Department 210 - ROADS, BRIDGES & SIDEWALKS Total:	**6,369.31**
Department: 230 - STREET LIGHTING					
ALLIANT ENERGY	INV0000663	11/02/2026	Robins Town-Street Lights	110-230-6378-000	1,842.86
ALLIANT ENERGY	INV0000663	11/02/2026	W Main St BRGLGT 55A	110-230-6378-000	196.86
ALLIANT ENERGY	INV0000663	11/02/2026	Main St Mentzer Rd	110-230-6378-000	60.57
ALLIANT ENERGY	INV0000663	11/02/2026	735 Main St Lights	110-230-6378-000	96.69
				Department 230 - STREET LIGHTING Total:	**2,196.98**
Department: 240 - TRAFFIC CONTROL & SAFETY					
IOWA PRISON INDUSTRIES	306321	11/02/2026	Speed Limit Signs	110-240-6512-000	92.70
				Department 240 - TRAFFIC CONTROL & SAFETY Total:	**92.70**
				Fund 110 - ROAD USE TAX Total:	**11,178.76**
Fund: 301 - CAPITAL PROJECTS					
Department: 750 - CAPITAL PROJECTS					
COPYWORKS	985782	11/02/2026	GO merge	301-750-6791-001	40.95
COPYWORKS	985782	11/02/2026	Solar yellow	301-750-6791-001	57.63
COPYWORKS	985782	11/02/2026	Postage	301-750-6791-001	562.33
COPYWORKS	985782	11/02/2026	Finish cut	301-750-6791-001	3.00
SNYDER & ASSOCIATES	122.0456.08A-2	11/02/2026	Main Street Reconstruction	301-750-6791-001	14,937.00
				Department 750 - CAPITAL PROJECTS Total:	**15,600.91**
				Fund 301 - CAPITAL PROJECTS Total:	**15,600.91**
Fund: 600 - WATER UTILITY					
IPERS	INV0000613	10/01/2026	Monthly IPERS	600-2123-000	75.75
					75.75
				Fund 600 - WATER UTILITY Total:	**75.75**
Fund: 610 - SEWER UTILITY					
IPERS	INV0000601	10/01/2026	Monthly IPERS	610-2123-000	9.08
IPERS	INV0000603	10/01/2026	Monthly IPERS	610-2123-000	474.14
IPERS	INV0000613	10/01/2026	Monthly IPERS	610-2123-000	251.78
IPERS	INV0000647	10/15/2026	Monthly IPERS	610-2123-000	483.81
					1,218.81
Department: 815 - SEWER					
COPYWORKS	985781	11/02/2026	Sewer Letters	610-815-6506-000	865.05
COPYWORKS	985781	11/02/2026	Sewer Letters-Postage	610-815-6508-000	491.78
MID-AMERICAN ENERGY	INV0000659	11/02/2026	Maple St Lift	610-815-6371-000	16.47
MID-AMERICAN ENERGY	INV0000659	11/02/2026	Kervin Lift Station	610-815-6371-000	16.47
MID-AMERICAN ENERGY	INV0000659	11/02/2026	Twin Leaf Lift	610-815-6371-000	16.46
MENARDS	3224-2	11/02/2026	20ct 42g contractor bags	610-815-6350-000	11.59
ALLIANT ENERGY	INV0000663	11/02/2026	1151 Charlotte Ave	610-815-6371-000	164.68
ALLIANT ENERGY	INV0000663	11/02/2026	696 Kervin Ct	610-815-6371-000	32.11

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
ACCEL GROUP	FY27-PYMT 4	11/02/2026	Municipal Insurance	610-815-6408-000	2,834.22
				Department 815 - SEWER Total:	**4,448.83**
				Fund 610 - SEWER UTILITY Total:	**5,667.64**
				Grand Total:	**78,024.40**

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	45,501.34	45,501.34
110 - ROAD USE TAX	11,178.76	11,178.76
301 - CAPITAL PROJECTS	15,600.91	15,600.91
600 - WATER UTILITY	75.75	75.75
610 - SEWER UTILITY	5,667.64	5,667.64
Grand Total:	**78,024.40**	**78,024.40**

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-110-6230-000	TRAINING-POLICE	1,020.00	1,020.00
001-110-6331-000	VEHICLE FUEL & OIL - PO...	1,033.01	1,033.01
001-110-6371-000	ELECTRIC/GAS UTILITIES-...	292.32	292.32
001-110-6373-000	COMMUNICATIONS-POL...	98.56	98.56
001-110-6419-000	IT SERVICES - POLICE	1,225.00	1,225.00
001-150-6231-000	MEDICAL TRAINING - FIRE	338.00	338.00
001-150-6331-000	VEHICLE FUEL & OIL - FI...	295.28	295.28
001-150-6371-000	ELECTRIC/GAS UTILITIES -..	292.33	292.33
001-170-6331-000	VEHICLE FUEL & OIL - IN...	82.40	82.40
001-170-6373-000	COMMUNICATIONS - BL...	61.64	61.64
001-210-6320-000	MOWING COSTS	101.24	101.24
001-2123-000	IPERS W/H	10,371.34	10,371.34
001-2600-000	Unclaimed Property	241.84	241.84
001-430-6310-000	BUILDING MAINT & REP...	107.93	107.93
001-430-6320-000	GROUNDS MAINT & REP...	173.98	173.98
001-430-6371-000	ELECTRIC/GAS UTILTIES -...	306.60	306.60
001-510-6399-000	ENTRANCE SIGNAGE	2,413.00	2,413.00
001-610-6230-000	TRAINING & TRAVEL - M...	133.40	133.40
001-620-6373-000	COMMUNICATIONS - P...	21.00	21.00
001-620-6408-000	MUNICIPAL INSURANCE -..	11,223.59	11,223.59
001-620-6419-000	IT SERVICES - P&A	169.95	169.95
001-620-6499-000	CORRIDOR MPO	2,742.74	2,742.74
001-620-6507-000	MISC SUPPLIES-P&A	85.00	85.00
001-640-6406-000	ROBINS LANDING ENGIN...	2,683.13	2,683.13
001-640-6411-000	LEGAL FEES - P&A	9,608.30	9,608.30
001-650-6310-000	BUILDING REPAIR/MAIN...	18.98	18.98
001-650-6371-000	GAS/ELECTRIC UTILITIES -..	360.78	360.78
110-210-6199-000	OTHER COSTS/DRUG TE...	150.00	150.00
110-210-6331-000	VEHICLE GAS & OIL - RO...	649.38	649.38
110-210-6371-000	ELECTRIC/GAS UTILITIES -..	192.19	192.19
110-210-6373-000	COMMUNICATIONS-RO...	61.64	61.64
110-210-6417-000	STREET MAINTENANCE -...	5,316.10	5,316.10
110-2123-000	IPERS W/H - ROAD USE	2,519.77	2,519.77
110-230-6378-000	STREET LIGHTS	2,196.98	2,196.98
110-240-6512-000	TRAFFIC REPLACEMENT S..	92.70	92.70
301-750-6791-001	W. MAIN ST. RECONSTR...	15,600.91	15,600.91
600-2123-000	IPERS W/H - WATER	75.75	75.75
610-2123-000	IPERS W/H - SEWER	1,218.81	1,218.81
610-815-6350-000	SEWER MAINTENANCE	11.59	11.59
610-815-6371-000	GAS/ELECTRIC UTILITIES -..	246.19	246.19
610-815-6408-000	MUNICIPAL INSURANCE -..	2,834.22	2,834.22
610-815-6506-000	OFFICE SUPPLIES-SEWER	865.05	865.05
610-815-6508-000	POSTAGE-SEWER	491.78	491.78
	Grand Total:	**78,024.40**	**78,024.40**

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	78,024.40	78,024.40
Grand Total:	**78,024.40**	**78,024.40**

Robins, IA

My Budget Report

Group Summary

For Fiscal: 2026 - 2027 Period Ending: 10/31/2026

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND						
110 - POLICE DEPT	3,500.00	3,500.00	57.00	812.39	-2,687.61	76.79%
130 - EMERGENCY MANAGEMENT	0.00	0.00	0.00	0.00	0.00	0.00%
150 - FIRE DEPARTMENT	0.00	0.00	0.00	7,971.00	7,971.00	0.00%
170 - BUILDING INSPECTIONS	86,500.00	86,500.00	5,282.50	32,982.55	-53,517.45	61.87%
290 - SOLID WASTE	600.00	600.00	53.75	115.00	-485.00	80.83%
430 - PARKS	8,000.00	8,000.00	600.00	3,600.00	-4,400.00	55.00%
460 - COMMUNITY CENTER	6,000.00	6,000.00	650.00	2,250.00	-3,750.00	62.50%
499 - OTHER CULTURE & RECREATION	90.00	90.00	0.00	50.00	-40.00	44.44%
540 - PLANNING & ZONING	2,700.00	2,700.00	0.00	0.00	-2,700.00	100.00%
620 - CLERK/TREASURER & FINANCIAL ADMINISTRATION	81,600.00	81,600.00	1,060.00	19,888.47	-61,711.53	75.63%
650 - CITY HALL & GENERAL BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00%
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
950 - PROPERTY TAXES	1,851,448.00	1,851,448.00	689,864.27	873,066.82	-978,381.18	52.84%
Fund: 001 - GENERAL FUND Total:	**2,040,438.00**	**2,040,438.00**	**697,567.52**	**940,736.23**	**-1,099,701.77**	**53.90%**
Fund: 110 - ROAD USE TAX						
210 - ROADS, BRIDGES & SIDEWALKS	0.00	0.00	0.00	0.00	0.00	0.00%
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
950 - PROPERTY TAXES	469,420.00	469,420.00	0.00	128,025.67	-341,394.33	72.73%
Fund: 110 - ROAD USE TAX Total:	**469,420.00**	**469,420.00**	**0.00**	**128,025.67**	**-341,394.33**	**72.73%**
Fund: 112 - EMPLOYEE BENEFITS						
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
950 - PROPERTY TAXES	278,472.00	278,472.00	103,822.67	131,210.48	-147,261.52	52.88%
Fund: 112 - EMPLOYEE BENEFITS Total:	**278,472.00**	**278,472.00**	**103,822.67**	**131,210.48**	**-147,261.52**	**52.88%**
Fund: 121 - LOCAL OPTION SALES TAX						
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
950 - PROPERTY TAXES	565,000.00	565,000.00	0.00	224,906.07	-340,093.93	60.19%
Fund: 121 - LOCAL OPTION SALES TAX Total:	**565,000.00**	**565,000.00**	**0.00**	**224,906.07**	**-340,093.93**	**60.19%**
Fund: 125 - TIF						
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
950 - PROPERTY TAXES	418,208.00	418,208.00	157,591.27	199,594.80	-218,613.20	52.27%
Fund: 125 - TIF Total:	**418,208.00**	**418,208.00**	**157,591.27**	**199,594.80**	**-218,613.20**	**52.27%**
Fund: 200 - DEBT SERVICE						
910 - TRANSFERS IN/OUT	502,408.00	502,408.00	0.00	0.00	-502,408.00	100.00%
950 - PROPERTY TAXES	440,913.00	440,913.00	164,414.90	207,863.15	-233,049.85	52.86%
Fund: 200 - DEBT SERVICE Total:	**943,321.00**	**943,321.00**	**164,414.90**	**207,863.15**	**-735,457.85**	**77.96%**
Fund: 301 - CAPITAL PROJECTS						
750 - CAPITAL PROJECTS	2,000.00	2,000.00	0.00	2,127,599.25	2,125,599.25	06,279.96%
910 - TRANSFERS IN/OUT	40,000.00	40,000.00	0.00	0.00	-40,000.00	100.00%
Fund: 301 - CAPITAL PROJECTS Total:	**42,000.00**	**42,000.00**	**0.00**	**2,127,599.25**	**2,085,599.25**	**4,965.71%**
Fund: 600 - WATER UTILITY						
810 - WATER	22,000.00	22,000.00	7,705.81	11,282.42	-10,717.58	48.72%
Fund: 600 - WATER UTILITY Total:	**22,000.00**	**22,000.00**	**7,705.81**	**11,282.42**	**-10,717.58**	**48.72%**
Fund: 610 - SEWER UTILITY						
815 - SEWER	465,200.00	465,200.00	98,027.80	212,683.02	-252,516.98	54.28%
Fund: 610 - SEWER UTILITY Total:	**465,200.00**	**465,200.00**	**98,027.80**	**212,683.02**	**-252,516.98**	**54.28%**
Report Total:	**5,244,059.00**	**5,244,059.00**	**1,229,129.97**	**4,183,901.09**	**-1,060,157.91**	**20.22%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001 - GENERAL FUND	2,040,438.00	2,040,438.00	697,567.52	940,736.23	-1,099,701.77	53.90%
110 - ROAD USE TAX	469,420.00	469,420.00	0.00	128,025.67	-341,394.33	72.73%
112 - EMPLOYEE BENEFITS	278,472.00	278,472.00	103,822.67	131,210.48	-147,261.52	52.88%
121 - LOCAL OPTION SALES TAX	565,000.00	565,000.00	0.00	224,906.07	-340,093.93	60.19%
125 - TIF	418,208.00	418,208.00	157,591.27	199,594.80	-218,613.20	52.27%
200 - DEBT SERVICE	943,321.00	943,321.00	164,414.90	207,863.15	-735,457.85	77.96%
301 - CAPITAL PROJECTS	42,000.00	42,000.00	0.00	2,127,599.25	2,085,599.25	4,965.71%
600 - WATER UTILITY	22,000.00	22,000.00	7,705.81	11,282.42	-10,717.58	48.72%
610 - SEWER UTILITY	465,200.00	465,200.00	98,027.80	212,683.02	-252,516.98	54.28%
Report Total:	**5,244,059.00**	**5,244,059.00**	**1,229,129.97**	**4,183,901.09**	**-1,060,157.91**	**20.22%**

Robins, IA

My Budget Report

Group Summary

For Fiscal: 2026 - 2027 Period Ending: 10/31/2026

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND						
110 - POLICE DEPT	378,289.00	378,289.00	26,622.50	113,124.52	265,164.48	70.10%
130 - EMERGENCY MANAGEMENT	0.00	0.00	0.00	0.00	0.00	0.00%
150 - FIRE DEPARTMENT	414,812.00	414,812.00	21,899.27	51,202.12	363,609.88	87.66%
170 - BUILDING INSPECTIONS	88,685.00	88,685.00	9,036.51	39,619.09	49,065.91	55.33%
190 - ANIMAL CONTROL	500.00	500.00	130.00	130.00	370.00	74.00%
210 - ROADS, BRIDGES & SIDEWALKS	118,050.50	118,050.50	2,953.46	16,784.94	101,265.56	85.78%
230 - STREET LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00%
240 - TRAFFIC CONTROL & SAFETY	0.00	0.00	0.00	0.00	0.00	0.00%
290 - SOLID WASTE	25,600.00	25,600.00	0.00	270.52	25,329.48	98.94%
410 - LIBRARY SERVICES	110,000.00	110,000.00	49,088.02	49,088.02	60,911.98	55.37%
430 - PARKS	233,444.00	233,444.00	4,368.33	25,352.87	208,091.13	89.14%
450 - CEMETERY	500.00	500.00	0.00	16.74	483.26	96.65%
490 - SPECIAL EVENTS	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00%
499 - OTHER CULTURE & RECREATION	0.00	0.00	0.00	0.00	0.00	0.00%
510 - COMMUNITY BEAUTIFICATION	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00%
540 - PLANNING & ZONING	30,932.00	30,932.00	2,102.11	12,284.58	18,647.42	60.29%
610 - MAYOR & COUNCIL	27,000.00	27,000.00	3,260.54	6,850.94	20,149.06	74.63%
620 - CLERK/TREASURER & FINANCIAL ADMINISTRATION	516,649.00	516,649.00	30,875.57	200,324.19	316,324.81	61.23%
630 - ELECTIONS	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00%
640 - LEGAL SERVICES & ENGINEERING SERVICES	100,000.00	100,000.00	33,370.25	62,405.36	37,594.64	37.59%
650 - CITY HALL & GENERAL BUILDINGS	43,065.00	43,065.00	1,617.04	11,485.84	31,579.16	73.33%
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 001 - GENERAL FUND Total:	**2,095,026.50**	**2,095,026.50**	**185,323.60**	**588,939.73**	**1,506,086.77**	**71.89%**
Fund: 110 - ROAD USE TAX						
210 - ROADS, BRIDGES & SIDEWALKS	396,244.00	396,244.00	33,071.15	136,459.05	259,784.95	65.56%
230 - STREET LIGHTING	50,000.00	50,000.00	3,419.12	14,538.00	35,462.00	70.92%
240 - TRAFFIC CONTROL & SAFETY	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00%
250 - SNOW REMOVAL	14,645.00	14,645.00	367.92	1,471.68	13,173.32	89.95%
260 - HIGHWAY ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00%
270 - STREET CLEANING	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 110 - ROAD USE TAX Total:	**468,389.00**	**468,389.00**	**36,858.19**	**152,468.73**	**315,920.27**	**67.45%**
Fund: 112 - EMPLOYEE BENEFITS						
110 - POLICE DEPT	109,007.00	109,007.00	5,453.44	21,256.35	87,750.65	80.50%
150 - FIRE DEPARTMENT	11,775.00	11,775.00	2,629.37	5,759.65	6,015.35	51.09%
170 - BUILDING INSPECTIONS	26,270.00	26,270.00	2,631.38	10,993.20	15,276.80	58.15%
210 - ROADS, BRIDGES & SIDEWALKS	34,236.00	34,236.00	4,169.01	13,728.34	20,507.66	59.90%
250 - SNOW REMOVAL	2,478.00	2,478.00	94.28	381.11	2,096.89	84.62%
430 - PARKS	5,063.00	5,063.00	476.48	2,945.20	2,117.80	41.83%
540 - PLANNING & ZONING	4,374.00	4,374.00	422.73	2,324.00	2,050.00	46.87%
610 - MAYOR & COUNCIL	1,700.00	1,700.00	247.68	580.84	1,119.16	65.83%
620 - CLERK/TREASURER & FINANCIAL ADMINISTRATION	80,142.00	80,142.00	3,741.26	14,361.58	65,780.42	82.08%
650 - CITY HALL & GENERAL BUILDINGS	1,112.00	1,112.00	155.55	363.98	748.02	67.27%
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 112 - EMPLOYEE BENEFITS Total:	**276,157.00**	**276,157.00**	**20,021.18**	**72,694.25**	**203,462.75**	**73.68%**
Fund: 121 - LOCAL OPTION SALES TAX						
299 - STORM WATER/DRAINAGE	0.00	0.00	0.00	0.00	0.00	0.00%
430 - PARKS	207,623.00	207,623.00	0.00	0.00	207,623.00	100.00%

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
520 - ECONOMIC DEVELOPMENT	50,000.00	50,000.00	12,500.00	25,000.00	25,000.00	50.00%
599 - 599	615,000.00	615,000.00	0.00	11,353.25	603,646.75	98.15%
710 - DEBT SERVICE	84,200.00	84,200.00	15,904.44	15,904.44	68,295.56	81.11%
910 - TRANSFERS IN/OUT	84,200.00	84,200.00	0.00	0.00	84,200.00	100.00%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 121 - LOCAL OPTION SALES TAX Total:	**1,041,023.00**	**1,041,023.00**	**28,404.44**	**52,257.69**	**988,765.31**	**94.98%**
Fund: 125 - TIF						
910 - TRANSFERS IN/OUT	418,208.00	418,208.00	0.00	0.00	418,208.00	100.00%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 125 - TIF Total:	**418,208.00**	**418,208.00**	**0.00**	**0.00**	**418,208.00**	**100.00%**
Fund: 200 - DEBT SERVICE						
710 - DEBT SERVICE	855,636.00	855,636.00	44,117.50	44,117.50	811,518.50	94.84%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 200 - DEBT SERVICE Total:	**855,636.00**	**855,636.00**	**44,117.50**	**44,117.50**	**811,518.50**	**94.84%**
Fund: 301 - CAPITAL PROJECTS						
750 - CAPITAL PROJECTS	1,890,000.00	1,890,000.00	5,337.46	5,337.46	1,884,662.54	99.72%
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 301 - CAPITAL PROJECTS Total:	**1,890,000.00**	**1,890,000.00**	**5,337.46**	**5,337.46**	**1,884,662.54**	**99.72%**
Fund: 600 - WATER UTILITY						
810 - WATER	86,562.00	86,562.00	1,529.98	5,115.17	81,446.83	94.09%
910 - TRANSFERS IN/OUT	0.00	0.00	0.00	0.00	0.00	0.00%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 600 - WATER UTILITY Total:	**86,562.00**	**86,562.00**	**1,529.98**	**5,115.17**	**81,446.83**	**94.09%**
Fund: 610 - SEWER UTILITY						
815 - SEWER	432,264.00	432,264.00	79,885.45	165,060.67	267,203.33	61.81%
910 - TRANSFERS IN/OUT	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00%
999 - PROFIT HANDLER	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 610 - SEWER UTILITY Total:	**472,264.00**	**472,264.00**	**79,885.45**	**165,060.67**	**307,203.33**	**65.05%**
Report Total:	**7,603,265.50**	**7,603,265.50**	**401,477.80**	**1,085,991.20**	**6,517,274.30**	**85.72%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001 - GENERAL FUND	2,095,026.50	2,095,026.50	185,323.60	588,939.73	1,506,086.77	71.89%
110 - ROAD USE TAX	468,389.00	468,389.00	36,858.19	152,468.73	315,920.27	67.45%
112 - EMPLOYEE BENEFITS	276,157.00	276,157.00	20,021.18	72,694.25	203,462.75	73.68%
121 - LOCAL OPTION SALES TAX	1,041,023.00	1,041,023.00	28,404.44	52,257.69	988,765.31	94.98%
125 - TIF	418,208.00	418,208.00	0.00	0.00	418,208.00	100.00%
200 - DEBT SERVICE	855,636.00	855,636.00	44,117.50	44,117.50	811,518.50	94.84%
301 - CAPITAL PROJECTS	1,890,000.00	1,890,000.00	5,337.46	5,337.46	1,884,662.54	99.72%
600 - WATER UTILITY	86,562.00	86,562.00	1,529.98	5,115.17	81,446.83	94.09%
610 - SEWER UTILITY	472,264.00	472,264.00	79,885.45	165,060.67	307,203.33	65.05%
Report Total:	**7,603,265.50**	**7,603,265.50**	**401,477.80**	**1,085,991.20**	**6,517,274.30**	**85.72%**

ROBINS CITY COUNCIL
RESOLUTION NO. 1126-1

A RESOLUTION APPROVING THE LIQUOR LICENSE AND UPDATED OWNERSHIP FOR CASEY'S GENERAL STORE

WHEREAS, Casey's General Store has submitted an application to the State of Iowa Alcoholic Beverages Division for a liquor license for its establishment located at 990 ROBINS SQUARE DR ROBINS IA 52328-9649, Iowa; and

WHEREAS, the City Council has reviewed said application and finds that it complies with all applicable local ordinances and regulations; and

WHEREAS, Casey's General Store has also submitted updated ownership information to the State of Iowa Alcoholic Beverages Division; and

WHEREAS, the City Council finds no objection to the issuance of said license.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Robins, Iowa, that the application for a liquor license and updated ownership information submitted by Casey's General Store is hereby approved, and the City Clerk is directed to forward this approval to the Iowa Alcoholic Beverages Division.

PASSED AND APPROVED by the City Council of the City of Robins, Iowa, this 2nd day of November, 2026.

CITY OF ROBINS, IOWA

_____
Chuck Hinz, Mayor

ATTEST:

_____
Lisa Goodin, City Clerk/Treasurer

Class "E" Retail Alcohol License (LE) Renewal

Business Information

Name of Legal Entity: CASEYS MARKETING COMPANY

FEIN: XX-XXX5913

Business Type: Corporation

This business is registered with the Secretary of State. Business Number of Secretary of State: 184278

Premises Information

Premises DBA: CASEY'S #3564

Premises Address: 990 ROBINS SQUARE DR ROBINS IA 52328-9649

Premises Type: Convenience Store

Number of Floors: 1

Control of Premises: Own

The total square footage of the entire retail sales area plus any alcoholic beverage storage areas of the business. This includes areas of walk-in alcoholic beverage coolers that are accessible to the public.
1872

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Does or will your licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees?
No

Has the number of floors of the premises changed?
No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.
No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.
No

Has the square footage of the premises changed?
No

License Information

Effective Date: 13-Dec-2026

Length of License Requested: 12 months

Endorsements

Local Authority: City of Robins

Ownership Information

Type	Name	Percentage
Individual	FABER, SCOTT	0.00
Company	CASEY'S GENERAL STORES, INC.	100.00
Individual	JOHNSON, BRIAN	0.00
Individual	JAMES, SAMUEL	0.00
Individual	KOBER, PARKER	0.00
Individual	JANSEN, AMANDA	0.00
Individual	WEBB, JESSICA	0.00

Privileges Information

Would you like to add or remove any privileges on your license?
No

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: LICENSING TEAM

Phone Number: (515) 381-4120

Email Address: licensingteam@caseys.com

Address: 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672

Bond

Do you want to add a bond for this permit?
No

Bond Policy Number: IA655079

Remitted Value (Value of this Bond): 5,000.00

Issued Date: 04-Nov-2025

Select the Bond Company you are using. If you do not see your company, check the 'The bond company I'm using is not listed' box and you will be prompted to enter the company information in the next step.
MERCHANTSB

Premises Hours

Is the premises open 24/7?
No

Store Hours Description:
6:00:00 AM - 2:00:00 AM

Deliveries Hours

Are deliveries able to be received 24/7?
No

Delivery Hours Description:
5:00:00 AM - 4:00:00 PM

Automatic Renewal Enrollment

Do you wish to enroll in the Automatic Renewal Program at this time?
Yes

Attestation Information

Attestation Name: SCOTT FABER

Attestation Date: 20-Oct-2026

HEARING ON PROPOSED AMENDMENT TO REVITALIZATION PLAN AND RESOLUTION TO APPROVE AMENDMENT

Robins, Iowa

439708-43

November 2, 2026

A meeting of the City Council of the City of Robins, Iowa, was held at 6:00 p.m., on November 2, 2026, at the Robins City Hall, Robins, Iowa. The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

The Mayor announced that this was the time and place set for hearing on the June, 2026 Amendment to the Plan for the Robins Urban Revitalization Area. All written objections, statements, and evidence heretofore filed were read, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here, and on a separate page, if necessary, list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ introduced the resolution next hereinafter set out, and moved that the said resolution be adopted; seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the said resolution adopted, as follows:

RESOLUTION NO. 1126-2

Resolution Approving Amendment to the Urban Revitalization Plan for the Robins Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") the City of Robins, Iowa (the "City") has designated all real property situated within the City as an urban revitalization area (the "Robins Urban Revitalization Area") and has adopted an Urban Revitalization Plan (the "Plan") for such Urban Revitalization Area; and

WHEREAS, the City Council is monitoring anticipated reductions in municipal revenues and increased financial pressures resulting from changes to Iowa law enacted pursuant to Senate File 2472 on May 18, 2026, which may materially affect the City's ability to fund essential governmental operations and services; and

WHEREAS, in order to protect the financial stability of the City and the interests of its taxpayers and to allow time to assess the actual budgetary impacts of this legislation, the City Council deems it advisable to amend the Plan to temporarily suspend the acceptance of new applications for property tax exemption benefits under the Plan beginning on November 3, 2026 until further action is taken by the City Council to repeal such suspension; and

WHEREAS, pursuant to the provisions of the Act, before amending the Plan, the City must prepare an amendment to the Plan, hold a public hearing thereon, and otherwise comply with the procedures set forth therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared and presented to the City Council for consideration in accordance with the provisions of the Act, said Amendment being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, pursuant to the provisions of the Act, the City Council has held a public hearing on the Amendment on November 2, 2026;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Robins, Iowa, as follows:

Section 1. The Amendment is hereby adopted in the form attached hereto as Exhibit A.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 2, 2026.

Mayor

Attest:

City Clerk

• • • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A
AMENDMENT

The Urban Revitalization Plan is hereby amended to add the following provision as new Section J to such Urban Revitalization Plan:

Suspension of Acceptance of New Applications. Beginning November 3, 2026, the acceptance and processing of new applications for property tax exemption benefits within the Robins Urban Revitalization Area is hereby suspended.

Effective for all applications received on or after November 3, 2026, no new applications for property tax exemption benefits shall be accepted, processed, approved, or granted under this revitalization plan.

Applications for tax exemption benefits received prior to November 3, 2026 shall be reviewed and processed in accordance with the provisions of this revitalization plan and Iowa Code Chapter 404 in effect as of the date of receipt of such application, unless otherwise lawfully withdrawn, denied, expired, or rendered ineligible under applicable law.

This suspension of acceptance of new applications shall remain in effect until such time as it is modified or repealed by formal action of the City Council, including amendment to this revitalization plan or other duly authorized legislative action as may be set forth in Iowa Code Chapter 404, as amended.

ATTESTATION CERTIFICATE

STATE OF IOWA
LINN COUNTY SS:
CITY OF ROBINS

I, the undersigned, City Clerk of the City of Robins, Iowa, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of the public hearing on and approval of an amendment to the plan for the Robins Urban Revitalization Area, including a true and complete copy of the resolution referred to in such minutes.

WITNESS MY HAND this 3rd day of November, 2026.

_____
City Clerk

ROBINS CITY COUNCIL
RESOLUTION NO. 1126-3

A RESOLUTION APPROVING THE TAX INCREMENT FINANCING (TIF) CERTIFICATION FOR FISCAL YEAR 2028

WHEREAS, the City of Robins, Iowa, has established urban renewal areas and adopted urban renewal plans pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, the City has incurred or anticipates incurring eligible obligations within its urban renewal areas, the payment of which may be made from incremental property tax revenues in accordance with the applicable urban renewal plans and the provisions of Chapter 403 of the Code of Iowa; and

WHEREAS, pursuant to Section 403.19 of the Code of Iowa, the City is required to certify to the appropriate County Auditor the amount of loans, advances, indebtedness, or other qualifying obligations to be paid from incremental property tax revenues for the applicable fiscal year; and

WHEREAS, the City Council has reviewed the proposed Tax Increment Financing (TIF) certification for Fiscal Year 2028, including the applicable obligations and amounts to be collected from incremental property tax revenues; and

WHEREAS, the City Council finds that the proposed certification is necessary to provide for the payment of eligible obligations in accordance with the City's urban renewal plans and applicable law.

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

Section 1. Approval of TIF Certification. The Tax Increment Financing (TIF) certification for Fiscal Year 2028, as presented to the City Council and incorporated herein by reference, is hereby approved.

Section 2. Certification and Filing. The City Clerk/Treasurer is hereby authorized and directed to certify and submit the approved TIF obligations and applicable amounts to the Linn County Auditor, together with any required supporting documentation, in accordance with Chapter 403 of the Code of Iowa and no later than December 1, 2026.

Section 3. Further Action. The City Clerk/Treasurer and other appropriate City officials are authorized to take such further actions as may be necessary to implement this resolution and complete the Fiscal Year 2028 TIF certification process.

Section 4. Effective Date. This resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Robins, Iowa, this 2nd day of November, 2026.

THE CITY OF ROBINS

_____

Chuck Hinz, Mayor

ATTEST:

_____

Lisa Goodin, City Clerk/Treasurer

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Robins County: Linn

Urban Renewal Area Name: Robins Urban Renewal Area

Urban Renewal Area Number: 57035 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **2,105,000**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

In August 2026, we sold a $2,105,000 GO ECP/GCP bond for the purpose of paying for the costs associated with street reconstruction, stormwater infrastructure installation, sidewalk construction and the acquisition of land for municipal park development. We will be utilizing TIF for a portion of the debt service on this bond.

Dated this 2nd day of November, 2026

Signature of Authorized Official

319-393-0588
Telephone

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Robins County: Linn

Urban Renewal Area Name: Robins Urban Renewal Area

Urban Renewal Area Number: 57035 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City of Robins requests the following TIF Receipts for FY 2028:	
2016 Bonds (Principal and Interest)	0
2020 Bonds (Principal and Interest)	166,830
2026 Bonds (Principal and Interest)	153,600

Dated this 2nd day of November, 2026

Signature of Authorized Official

319-393-0588
Telephone

CITY TIF FORM 3

TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER
CERTIFICATION TO COUNTY AUDITOR
Use One Certification Per Urban Renewal Area

City: Robins County: Linn

Urban Renewal Area Name: Robins Urban Renewal Area

Urban Renewal Area Number: 57035 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certifcation(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
Intentionally left blank	
Total Reduction In Indebtedness For This Urban Renewal Area:	**0**

Dated this 2nd day of November, 2026

Signature of Authorized Official

319-393-0588
Telephone

ROBINS CITY COUNCIL
RESOLUTION NO. 1126-4

A RESOLUTION APPROVING THE ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR 2026

WHEREAS, the City of Robins, Iowa, has established an urban renewal area pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, the City is required to prepare and submit an Annual Urban Renewal Report (AURR) to the Iowa Department of Management for each fiscal year in which an urban renewal area is in existence; and

WHEREAS, the Annual Urban Renewal Report for Fiscal Year 2026 provides information regarding the City's urban renewal areas, including tax increment financing (TIF) revenues, expenditures, outstanding obligations, and other information required by the State of Iowa; and

WHEREAS, the City Council has reviewed the Annual Urban Renewal Report for Fiscal Year 2026 and finds that approval of the report is in the best interests of the City.

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

Section 1. Approval. The Annual Urban Renewal Report for Fiscal Year 2026 is hereby approved.

Section 2. Authorization. The City Clerk/Treasurer is hereby authorized and directed to submit the approved Annual Urban Renewal Report to the Iowa Department of Management and to complete any administrative actions necessary to fulfill the City's reporting requirements.

Section 3. Effective Date. This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Robins, Iowa, this 2nd day of November, 2026.

THE CITY OF ROBINS

_____

Chuck Hinz, Mayor

ATTEST:

_____

Lisa Goodin, City Clerk/Treasurer

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: ROBINS
Local Government Number: 57G551

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ROBINS URA	57035	15

TIF Debt Outstanding:		**2,292,885**	
TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**0**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	418,207		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**418,207**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	414,078		
Returned to County Treasurer:	0		
Total Expenditures:	**414,078**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**4,129**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**
Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:		**1,874,678**	

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA
UR Area Number: 57035

UR Area Creation Date: 11/1994

UR Area Purpose: To help local officials eliminate blighting influences, which have resulted from the lack of adequate water and sewer systems, and to promote economic development in the City of Robins.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROBINS CITY/CEDAR RAPIDS SCH/ INCR	570071	570315	12,251,478
ROBINS CITY AG/CEDAR RAPIDS SCH/ INCR	570072	570316	23,820
ROBINS CITY AG/LINN MAR SCH/ INCR	570120	570317	0
ROBINS CITY/LINN MAR SCH/ INCR	570121	570318	2,212,202
ROBINS CITY/ALBURENTT SCH/ INCR	570256	570319	878,816
ROBINS CITY AG/ALBURNETT SCH/ INCR	570257	570320	27,810
ROBINS CITY/CEDAR RAPIDS SCH/2004 WILDFLOWER UR INCR	570632	570633	544,996
ROBINS CITY AG/CEDAR RAPIDS/2004 WILDFLOWER UR TIF INCREMENT	570634	570635	0
ROBINS CITY/CEDAR RAPIDS SCH/2004 PHANTOM HOLDINGS UR INCR	570636	570637	152,568
ROBINS CITY AG/CEDAR RAPIDS SCHOOL/2004 PHANTOM HOLDINGS UR TIF INCREMENT	570638	570639	0
ROBINS CITY/CEDAR RAPIDS SCH/2004 NORTH UR INCR	570640	570641	76,061
ROBINS CITY AG/CEDAR RAPIDS SCHOOL/2004 NORTH UR TIF INCREMENT	570642	570643	0
MONROE TWP/ALBURNETT SCH/ROBINS UR AREA/ INCR	570697	570698	0
ROBINS CITY/ALBURNETT SCH/2011 UR AREA INCR	570722	570723	531,251
ROBINS CITY AG/ALBURNETT SCH/2011 UR AREA INCR	570724	570725	87

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	1,491,200	400,809,360	26,173,840	0	0	-588,000	425,702,400	0	425,702,400
Taxable	1,101,364	190,110,317	21,247,682	0	0	-588,000	209,687,363	0	209,687,363
Homestead Credits									928

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**0**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	418,207		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**418,207**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	414,078		
Returned to County Treasurer:	0		
Total Expenditures:	**414,078**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**4,129**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For ROBINS URA

2011-E. MAIN STREET RECONSTRUCTION

Description:	UPGRADE TO URBAN CROSS SECTION
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2011-CENTER POINT ROAD SEWER PROJECT

Description:	TAKE SEWER TO N CENTER POINT ROAD
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2005/2013-SW SEWER EXTENSION PROJECT

Description:	SEWER UP DRY CREEK
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2005/2013-PUBLIC SAFETY PROJECT

Description:	BUILD PUBLIC SAFETY FACILTY
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

2013-WEST KNOLL UPGRADE

Description:	STREET TO URBAN CROSS SECTION
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

2013-NCPR WATER EXTENSION

Description:	EXTEND WATER MAIN TO C/H ROAD
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

2013-CHESTER ROAD UTILITY AND ROAD IMPROVEMETNS

Description:	EXTEND UTILITIES AND CONTRUCT ROAD
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

2013-WOOD'S 1&2 WATER

Description:	EXTEND WATER UTILITIES TO WOODS 1&2 ADDITIONS
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

2013-NW QUAD LIFTSTATION AND SEWER EXTENSION

Description:	CONSTRUCT LIFT STATION AND EXTEND SEWER MAINS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2013 BOND SALE FEES

Description:	COST ASSOCIATED WITH BOND SALE
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2013-REFUNDING COSTS

Description:	REFUNDING OLD BONDS
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2011-W.MAIN ST WATER

Description:	EXTEND WATER ALONG W/MAIN STREET
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2005/2013 FREY/FENCEL SEWER

Description:	EXTEND SEWER TO FREY/FENCHEL PROPERTY
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2016-M/S TROY TO MENTZER

Description:	RECONSTRUCT M/S TROY TO MENTZER
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2020-TT/CH RD/KINGS WAY

Description:	TT/CH RD/KINGS WAY
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROBINS URA

SERIES 2016 G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	625,000
Interest:	18,435
Total:	643,435
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2027

SERIES 2020 G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,590,000
Interest:	59,450
Total:	1,649,450
Annual Appropriation?:	No
Date Incurred:	11/17/2020
FY of Last Payment:	2031

Non-Rebates For ROBINS URA

TIF Expenditure Amount:	0
Tied To Project:	2011-E. MAIN STREET RECONSTRUCTION
TIF Expenditure Amount:	0
Tied To Project:	2011-CENTER POINT ROAD SEWER PROJECT
TIF Expenditure Amount:	0
Tied To Project:	2013-CHESTER ROAD UTILITY AND ROAD IMPROVEMETNS
TIF Expenditure Amount:	0
Tied To Project:	2013-NCPR WATER EXTENSION
TIF Expenditure Amount:	0
Tied To Project:	2013-WEST KNOLL UPGRADE
TIF Expenditure Amount:	0
Tied To Project:	2011-W.MAIN ST WATER
TIF Expenditure Amount:	0
Tied To Project:	2013-NW QUAD LIFTSTATION AND SEWER EXTENSION
TIF Expenditure Amount:	249,098
Tied To Debt:	SERIES 2016 G.O.
Tied To Project:	2016-M/S TROY TO MENTZER
TIF Expenditure Amount:	164,980
Tied To Debt:	SERIES 2020 G.O.
Tied To Project:	2020-TT/CH RD/KINGS WAY

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY/CEDAR RAPIDS SCH/ INCR
TIF Taxing District Inc. Number: 570315
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1997
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2018

	UR Designation
Slum	11/1994
Blighted	11/1994
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	303,615,860	14,616,140	0	0	-500,000	315,886,000	0	315,886,000
Taxable	0	144,009,887	11,843,037	0	0	-500,000	153,506,924	0	153,506,924
Homestead Credits									732

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	32,004,071	153,506,924	12,251,478	141,255,446	3,827,902

FY 2026 TIF Revenue Received: 307,639

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY AG/CEDAR RAPIDS SCH/ INCR
TIF Taxing District Inc. Number: 570316
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	843,600	0	0	0	0	0	843,600	0	843,600
Taxable	623,062	0	0	0	0	0	623,062	0	623,062
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	545,142	298,458	23,820	274,638	6,019

FY 2026 TIF Revenue Received: 644

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY AG/LINN MAR SCH/ INCR
TIF Taxing District Inc. Number: 570317

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	0	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY/LINN MAR SCH/ INCR
TIF Taxing District Inc. Number: 570318
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1997
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	11/1994
Blighted	11/1994
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	58,945,200	0	0	0	-52,000	58,704,700	0	58,704,700
Taxable	0	27,958,650	0	0	0	-52,000	27,718,150	0	27,718,150
Homestead Credits									133

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	3,377,280	27,718,150	2,212,202	25,505,948	726,443

FY 2026 TIF Revenue Received: 54,706

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY/ALBURENTT SCH/ INCR
TIF Taxing District Inc. Number: 570319
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1997
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2018

	UR Designation
Slum	11/1994
Blighted	11/1994
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	23,445,900	0	0	0	-12,000	23,336,400	0	23,336,400
Taxable	0	11,120,767	0	0	0	-12,000	11,011,267	0	11,011,267
Homestead Credits									38

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	745,250	11,011,267	878,816	10,132,451	261,474

FY 2026 TIF Revenue Received: 21,501

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY AG/ALBURNETT SCH/ INCR
TIF Taxing District Inc. Number: 570320
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	593,400	0	0	0	0	0	593,400	0	593,400
Taxable	438,271	0	0	0	0	0	438,271	0	438,271
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	244,949	348,451	27,810	320,641	6,612

FY 2026 TIF Revenue Received: 589

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY/CEDAR RAPIDS SCH/2004 WILDFLOWER UR INCR
TIF Taxing District Inc. Number: 570633

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2006
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	07/2005
Economic Development	07/2005

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	14,557,000	0	0	0	-24,000	14,481,000	0	14,481,000
Taxable	0	6,904,616	0	0	0	-24,000	6,828,616	0	6,828,616
Homestead Credits									25

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	22,318	6,828,616	544,996	6,283,620	170,281

FY 2026 TIF Revenue Received: 12,609

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY AG/CEDAR RAPIDS/2004 WILDFLOWER UR TIF INCREMENT
TIF Taxing District Inc. Number: 570635

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	0	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY/CEDAR RAPIDS SCH/2004 PHANTOM HOLDINGS UR INCR
TIF Taxing District Inc. Number: 570637

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2005

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	2,189,300	0	0	0	2,189,300	0	2,189,300
Taxable	0	0	1,911,628	0	0	0	1,911,628	0	1,911,628
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	34,295	1,911,628	152,568	1,759,060	47,669

FY 2026 TIF Revenue Received: 5,803

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY AG/CEDAR RAPIDS SCHOOL/2004 PHANTOM HOLDINGS UR TIF INCREMENT
TIF Taxing District Inc. Number: 570639

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	0	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY/CEDAR RAPIDS SCH/2004 NORTH UR INCR
TIF Taxing District Inc. Number: 570641

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2011

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	245,400	1,006,200	0	0	0	1,251,600	0	1,251,600
Taxable	0	116,397	836,618	0	0	0	953,015	0	953,015
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	170,964	953,015	76,061	876,954	23,765

FY 2026 TIF Revenue Received: 1,601

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY AG/CEDAR RAPIDS SCHOOL/2004 NORTH UR TIF INCREMENT
TIF Taxing District Inc. Number: 570643

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	0	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: MONROE TWP/ALBURNETT SCH/ROBINS UR AREA/ INCR
TIF Taxing District Inc. Number: 570698

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	39,638	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY/ALBURNETT SCH/2011 UR AREA INCR
TIF Taxing District Inc. Number: 570723

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	8,362,200	0	0	0	8,362,200	0	8,362,200
Taxable	0	0	6,656,399	0	0	0	6,656,399	0	6,656,399
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	200,286	6,656,399	531,251	6,125,148	158,063

FY 2026 TIF Revenue Received: 13,101

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: ROBINS (57G551)
Urban Renewal Area: ROBINS URA (57035)
TIF Taxing District Name: ROBINS CITY AG/ALBURNETT SCH/2011 UR AREA INCR
TIF Taxing District Inc. Number: 570725

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	54,200	0	0	0	0	0	54,200	0	54,200
Taxable	40,031	0	0	0	0	0	40,031	0	40,031
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	53,107	1,093	87	1,006	21

FY 2026 TIF Revenue Received: 14

MINUTES PROVIDING FOR PASSAGE OF AN ORDINANCE REPEALING TIF ORDINANCE FOR ROBINS URBAN RENEWAL AREA

439708-44

Robins, Iowa

November 2, 2026

The City Council of the City of Robins, Iowa, met on November 2, 2026, at 6:00 p.m., at the Robins City Hall, in the City. The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____.

Council Member _____ introduced an ordinance entitled "Ordinance No. 2618. An Ordinance Repealing Ordinance No. 0412 Providing for the Division of Taxes Levied on Taxable Property in the Robins Urban Renewal Area."

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance be given its first consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that the ordinance had been given its initial consideration.

It was moved by Council Member _____ and seconded by Council Member _____ that the statutory rule requiring said ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member _____ and seconded by Council Member _____ that the aforementioned ordinance be given its final consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and the ordinance duly adopted, as follows:

ORDINANCE NO. 2618

An Ordinance Repealing Ordinance No. 0412 Providing for the Division of Taxes Levied on Taxable Property in the Robins Urban Renewal Area

WHEREAS, the City Council (the "Council") of the City of Robins, Iowa (the "City") previously enacted Ordinance No. 0412, dated July 5, 2005 (the "Ordinance"), providing for the division of taxes levied on certain taxable property in the Robins Urban Renewal Area (the "Urban Renewal Area") pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, it is now necessary for the Council to take action to repeal the Ordinance;

BE IT ENACTED by the City Council of the City of Robins, Iowa:

Section 1. Purpose. The Ordinance is hereby repealed, and the division of incremental property tax revenues from the Urban Renewal Area under the Ordinance is hereby terminated.

Section 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Robins, Iowa, on November 2, 2026.

_____
Mayor

Attest:

_____
City Clerk

• • Other Business • •

There being no further business to come before the meeting, it was upon motion adjourned.

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA
LINN COUNTY SS:
CITY OF ROBINS

I, the undersigned, City Clerk of the City aforementioned, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of the City relating to the adoption of an ordinance entitled "Ordinance No. _____. An Ordinance Repealing Ordinance No. 0412 Providing for the Division of Taxes Levied on Taxable Property in the Robins Urban Renewal Area."

WITNESS MY HAND hereto affixed this _____ day of _____, 2026.

_____
City Clerk

STATE OF IOWA

SS:

LINN COUNTY

I, the undersigned, County Auditor of Linn County, Iowa, in the State of Iowa, do hereby certify that on the ___ day of _____, 2026, the City Clerk of the City of Robins, Iowa, filed in my office a copy of an ordinance of the City shown to have been adopted by the City Council and approved by the Mayor thereof on November 2, 2026, entitled: "Ordinance No. _____. An Ordinance Repealing Ordinance No. 0412 Providing for the Division of Taxes Levied on Taxable Property in the Robins Urban Renewal Area," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND affixed this _____ day of _____, 2026.

_____

County Auditor

STATE OF IOWA
LINN COUNTY SS:
CITY OF ROBINS

I, the undersigned, City Clerk of the City of Robins, do hereby certify that I caused to be published "Ordinance No. _____. An Ordinance Repealing Ordinance No. 0412 Providing for the Division of Taxes Levied on Taxable Property in the Robins Urban Renewal Area," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in the City.

WITNESS MY HAND affixed this _____ day of _____, 2026.

_____
City Clerk

(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published ordinance and have verified that it was published on the date indicated in the publisher's a

ORDINANCE NO. 0412

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 2004 ADDITION TO THE ROBINS URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

WHEREAS, the City Council previously enacted an ordinance entitled "An Ordinance Providing For The Division Of Taxes Levied On Taxable Property In The Robins Urban Renewal Area of the City of Robins, Iowa, Pursuant To Section 403.19 of the Code of Iowa"; and

WHEREAS, pursuant to that ordinance, the Robins Urban Renewal Area in the City of Robins was designated a "tax increment area"; and

WHEREAS, the City Council now desires to increase the size of the "tax increment area" by adding additional property;

BE IT ENACTED by the Council of the City of Robins, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2004 Addition to the Robins Urban Renewal Area of the City of Robins, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Robins to finance projects in the such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Robins, Iowa.

"County" shall mean the County of Linn, Iowa.

"Urban Renewal Area Amendment" shall mean the 2004 Addition to the Robins Urban Renewal Area of the City of Robins, Iowa, the boundaries of which are set out below, approved by the City Council by resolution adopted on the 7th day of September, 2004.

Certain real property situated in the City of Robins, County of Linn, State of Iowa more particularly described as:

1. All property located north of Tower Terrace Road, west of Robins Road, and east of the Cedar Valley Nature Trail, being a part of the NW ¼ of Section 28-84-7, Linn County, Iowa, and

2. The Wildflower First Addition to Robins, Iowa is that part of the Northeast Quarter of the Southwest Quarter and the North One-Half of the Southeast Quarter of the Southwest Quarter of Section 20 Township 84 North Range 7 West of the Fifth P.M. Linn County, Iowa described as follows:
Commencing as a point of reference at the Southeast corner of Lot 3, Windhaven Addition to Linn County, Iowa;
thence North 89°34'57" West (this bearing basis is an attempt to coincide with the State Plane Coordinate System of the Iowa North Zone, which accounts for the difference with previously recorded bearings) 92.46 feet along the South line of said Lot 3, Windhaven Addition to the Point of Beginning;
thence South 03°25'48" East 182.83 feet;
thence South 20°44'00" East 199.71 feet;
thence South 1°05'05" East 381.41 feet;
thence Northeasterly along the arc of a 1757.39 foot radius curve concave Northerly 8.89 feet to a point of tangency (chord bearing North 84°07'38" East 8.89 feet)
thence North 83°58'57" East 51.39 feet to a point of curvature;
thence Northeasterly along the arc of an 890.96 foot radius curve concave Southeasterly 30.26 feet (chord bearing North 84°57'26" East 30.26 feet;
thence South 1°11'47" East 277.99 feet;
thence North 89°39'54" West 713.29 feet;
thence South 1°01'14" East 154.67 feet to a point of curvature;
thence Southwesterly along the arc of a 28.00 foot radius curve concave Westerly 21.27 feet (chord bearing South 20°44'16" West 20.76 feet)
thence South 55°01'14" West 247.42 feet to the Easterly right-of-way line of North Center Point Road;
thence North 0°41'10" West along the said Easterly right-of-way line 1278.32 feet, to the Southwest corner of Windhaven Addition;
thence North 89°14'38" East 66.00 feet along the South line of Windhaven Lane of said Windhaven Addition;
thence North 0°45'23" West 66.18 feet to the Southwest corner of Lot 2 of said Windhaven Addition to Linn County, Iowa;
thence South 88°24'33" East along the South line Lot 2 and Lot 3 of said Windhaven Addition 436.13 feet;
thence South 89°34'57" East along said South line 250.08 feet to the point of beginning.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area Amendment. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area Amendment each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area Amendment is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area Amendment, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing

district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area Amendment on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area Amendment to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area Amendment, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area Amendment exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area Amendment.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the Council of the City of Robins, Iowa, on the 5th day of July 2005.

Randy H. Fouts, Mayor

Attest:

Lori D. Pickart, City Clerk

ORDINANCE NO. 2616

AN ORDINANCE AMENDING CHAPTER 166, SUBDIVISION REGULATIONS, SECTION 166.33 "PARK AND SCHOOL RESERVATIONS", OF THE ROBINS MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA: that Chapter 166, Section 166.33 "Park and School Reservations" of the Municipal Code of the City of Robins, Iowa, is hereby repealed in its' entirety and replaced as follows:

SECTION 1: Replacement Ordinance 166.33 That Chapter 161 is amended by deleting the same and inserting in lieu thereof the following:

166.33 PARK AND SCHOOL RESERVATIONS. Schools, park lands, green ways, open space and other recreational amenities create a sense of community; protect valuable environmental resources; promote a high quality of life through both active and passive recreational opportunities; and promote the health, safety and welfare of the citizens. The development of land for new residential uses increases the demands on the existing parks and recreational facilities creating the need for new parks, green ways, open space and recreational facilities to be developed in order to maintain the current levels of service. Requiring developers to dedicate land for public parks or schools is a method of ensuring that new development provides for a portion of the park needs created by the new residents and their families moving into the new developments and such dedication promotes and protects the public health, safety, and welfare of the citizens that will be residing in, or occupying, the new developments.

1. Applicability. As a condition of approval for preliminary plats containing residential uses, the applicant shall dedicate land, pay a fee in lieu of land, or a combination thereof, for park, greenway, recreational and open space purposes, as determined by the city and in accordance with the provisions of this article.

2. Requirement of Dedication of Public Parkland. Public parkland dedication for neighborhood parks or neighborhood recreational trails shall be provided under the following requirements:

A. Any developer who, after the effective date of the ordinance codified herein, seeks to develop land for residential purposes within the City shall be required to dedicate public parkland.

B. No new plats or site plans for residential development shall be approved unless and until the provisions of this section are complied with.

3. Computation of the Amount of Public Parkland. This subsection shall prescribe the amount of space to be provided in a proposed development for use as a public

park or recreational trail as prescribed in subsection 1. In determining the space required for public parkland in a proposed development, it shall be required that 6 acres of park and recreational space be provided for every 1,000 individuals. Since some developments will not house 1,000 individuals, the space requirement is to be applied on a per individual basis. Therefore, .006 acres of public parkland shall be provided for each individual proposed to be housed in the new development based on the assumptions contained in paragraph A-1, above. The amount of public parkland required in a proposed development shall be a minimum of 20,000 square feet and computed as follows:

A. Residential Occupancy Per Living Units: In determining the anticipated occupancy for the proposed development it shall be assumed that the following dwellings will accommodate the following number of individuals:

Individuals Per Each Residential Dwelling Unit	
Single Family Dwelling	2.980 people per unit
Two-Family Dwelling	1.954 people per unit
More than Two-Family Dwelling	1.615 people per unit
Mobile Home	1.600 people per unit

B. Calculation of Required Public Parkland for each Development. To calculate the necessary reserved parkland for each new development, individually multiply the total number of lots of each designation in the development, by the residency rates established above, multiplied by the rate of parkland reserved per individual (.006 acres). Add the product of the calculation for each dwelling unit type to yield the total required reserved parkland

(NUMBER OF LOTS OF A GIVEN DWELLING UNIT TYPE)*(INDIVIDUALS PER GIVEN DWELLING UNIT TYPE)* (.006) = REQUIRED RESERVED PARKLAND IN ACRES FOR ONE DWELLING UNIT TYPE

(REQUIRED RESERVED PARKLAND FOR SINGLE FAMILY)+(REQUIRED RESERVED PARKLAND FOR TWO-FAMILY)+(REQUIRED RESERVED PARKLAND FOR MORE THAN TWO-FAMILY)+(REQUIRED RESERVED PARKLAND FOR MOBILE HOMES) = TOTAL RESERVED PARKLAND FOR A GIVEN DEVELOPMENT

C. If a plat or development site plan is requested for mixed uses, then paragraph B of this section shall apply only to those areas of the plat or site plan devoted to residential uses.

D. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the approval of an amended plat or site plan, the above space requirements for public parkland shall be based upon the new lots or new units being proposed for development.

E. Should a new development desire to dedicate more parkland than is required, the dedicator may sell or transfer the parkland credit before dedication, to another

developer or reserve the land for a current or future parkland dedication requirement. Written notice and copies of a transfer agreement shall be provided to the City as record of all parkland transferred or sold to another party.

E. Should the required parkland for a subdivision calculate to less than that of the minimum required dedication of 20,000 square feet, the developer may either,

1. Create a park large enough to meet the minimum required dedication, the excess dedicated parkland qualifying as parkland credits eligible for sale or transfer, or,

2. Choose the parkland development fee option specified in 166.33.5, for the land that would otherwise have been required to be dedicated.

4. **Nature Of Land To Be Dedicated:** Except as otherwise required by the city, all dedications of land shall meet the following criteria:

A. Usability: All of the land required to be dedicated shall be located outside of floodways, lakes or other water bodies, areas with slopes greater than fifteen percent (15%), wetlands subject to federal or state regulatory jurisdiction and other areas the city reasonably deems unsuitable for neighborhood open space due to topography, flooding or other appropriate considerations.

Dry bottom storm water detention facilities and dry creek areas may be credited toward reaching a portion of the required land dedication when the city determines that such areas are suitable for use as neighborhood open space. Pedestrian/bicycle trails and private open space that is publicly accessible may be credited toward reaching the required land dedication when the city determines that such areas are suitable for use as neighborhood open space.

The city encourages the dedication of lakes, ponds, creeks, other water bodies, wetlands falling under the jurisdiction of state or federal agencies and other sensitive areas including woodland areas, both as ten percent (10%) of and in addition to the dedicated land required by this article, if sufficient abutting land is dedicated as a usable, public recreation area or park.

B. Unity: The dedicated land shall form a single parcel of land, except where the city determines that two (2) or more parcels or greenways/trails would best serve the public interest, given the type and distribution of neighborhood open space needed to adequately serve the proposed development. If the city determines that two (2) or more parcels would best serve the public interest, the city may require that such parcels be connected by a dedicated strip of land at least twenty feet (20') wide in order to provide access and continuity between said parcels.

C. Location: The dedicated land shall be located so as to reasonably serve the recreation and open space needs of the residents of the subdivision.

D. Shape: If a sufficient amount of land is dedicated to accommodate recreational facilities and activities, such as fields, courts or playground equipment, the shape of the dedicated land shall be suitable for such facilities and activities. Linear open space should be of sufficient width to accommodate trails and adjacent greenways.

E. Access.

1. Greenways/Trails: Public access to greenways/trails shall be provided by a public access easement at least twenty feet (20') in width. In addition, greenways/trails shall be connected to existing or proposed greenways/trails on adjacent property.

2. Parks: Public access to the dedicated land to be used for parks shall be provided either by adjoining public street frontage or by a dedicated public access easement at least fifty feet (50') in width, which connects the dedicated land to a public street or right of way. The grades adjacent to existing and proposed streets shall permit reasonable access to the dedicated land. The parcel shall be safely accessible to pedestrian traffic.

F. Responsibility For Site Preparation.

1. The City shall require the subdivider or developer to grade and seed all land to be dedicated, prior to both that dedication and the City's acceptance of the dedication.

2. Prior to dedication, the subdivider or developer shall be responsible for restoring satisfactory ground cover and controlling erosion on land to be dedicated that has been disrupted as a result of development activities by the subdivider or developer.

3. Where the dedicated land is located adjacent to a street, the subdivider or developer shall install utilities, sidewalks and other improvements required along that street frontage.

5. **Payment of Fees in Lieu of Land Dedication**

A. General: The payment of fees in lieu of dedication of land may occur at the request of the subdivider or developer with approval by the city, or may be required by the city. The payment of fees in lieu of land dedication shall be reviewed and approved as part of the preliminary subdivision plat. Additionally, the city may, at its discretion, require a subdivider to dedicate a portion of the

land required under the formula set forth in this article, and also to pay a fee in lieu of dedication for the remaining portion of the land by said formula. The fee for the remaining portion shall be determined by a qualified real estate appraiser or by other means acceptable to both the city and subdivider or developer. The city and subdivider/developer will equally share the appraisal costs.

B. Determination Of Fees In Lieu Of Dedication Criteria: The city may, at its discretion, require the payment of fees in lieu of the subdivider dedicating land, if the city finds that all or part of the land required for dedication is not suitable for public recreation and open space purposes, or upon a finding that the recreational needs of the proposed subdivision can be met by other park, greenway, or recreational facilities planned or constructed by the city within reasonable proximity to the subdivision. The city shall consider the following factors in making its determination:

1. Recreational and open space elements of the city comprehensive plan, as amended, and the relation of the subdivision to the proposed open space and recreational areas;
2. Topographic and geologic conditions of the land available for dedication;
3. Size, shape, location of and access to the land available for dedication;
4. The character and recreational needs of the neighborhood where the subdivision is located;
5. The costs of developing open space and recreational areas in the subdivision;
6. The actual or potential development of open space and recreational areas on land adjacent to the subdivision which will serve the needs of the subdivision;
7. Recommendations of staff, the planning and zoning commission; and
8. Any other relevant information.

C. Time Of Payment: Fees in lieu of dedication must be paid in full by the subdivider/developer prior to the issuance of the first building permit for a lot in the subdivision.

D. Amount Of Payment: The fee shall be equal to the fair market value of the land that otherwise would have been required for dedication, but valued in a final, as-built condition as proposed by the plat, subdivision, development, or rezoning application. The fair market value of the undeveloped land shall be determined by a qualified real estate appraiser or by other means acceptable to both the city and the subdivider or developer. The city and subdivider/developer will equally share the appraisal costs.

6. **Construction Plan Approval.** The approval of the Construction Plan as defined in Section 166.16(1) shall be conditioned upon the construction of (or providing sufficient surety for the construction of) the following improvements in accord with City design standards of:

A. Streets abutting any dedicated land.

B. Utility services (including hook ups) to any dedicated land including, storm and sanitary sewers, drainage structures, water lines, gas lines, electric lines, communications lines and such other utilities as are (or will be upon completion) available to adjacent tracts.

C. Sidewalks (abutting any public street) and trail connections as appropriate.

D. Site grading and seeding.

E. Street lights

7. **Exemptions and Credits.** The following shall be exempted from the requirements of Section 166.33(2):

A. Alterations or expansion of an existing building where no additional residential units are created and where the use is not changed.

B. The construction of accessory buildings or structures.

C. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

D. The installation of a replacement mobile home.

E. The construction of any non-residential building or structure or the installation of a nonresidential mobile home.

F. Subdivisions less than 40,000 sq. ft.

G. Any subdivision completed under Section 166.08(3) of this chapter.

SECTION 2. Repealer. All Ordinances or parts thereof in conflict with the provisions of the Ordinance are repealed.

SECTION 3. Severability. If any section, provision, or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and publication as by law provided.

Passed and approved this 2nd day of November, 2026.

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Chuck Hinz, Mayor

ATTEST:

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Lisa Goodin, City Clerk/Treasurer